

# HUNTERS®

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**Mill Square, Horsforth, LS18**

**Guide Price £475,000**

**Property Images**

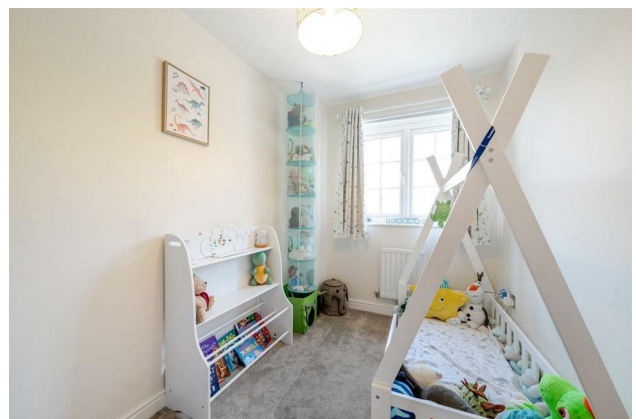




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## Property Images



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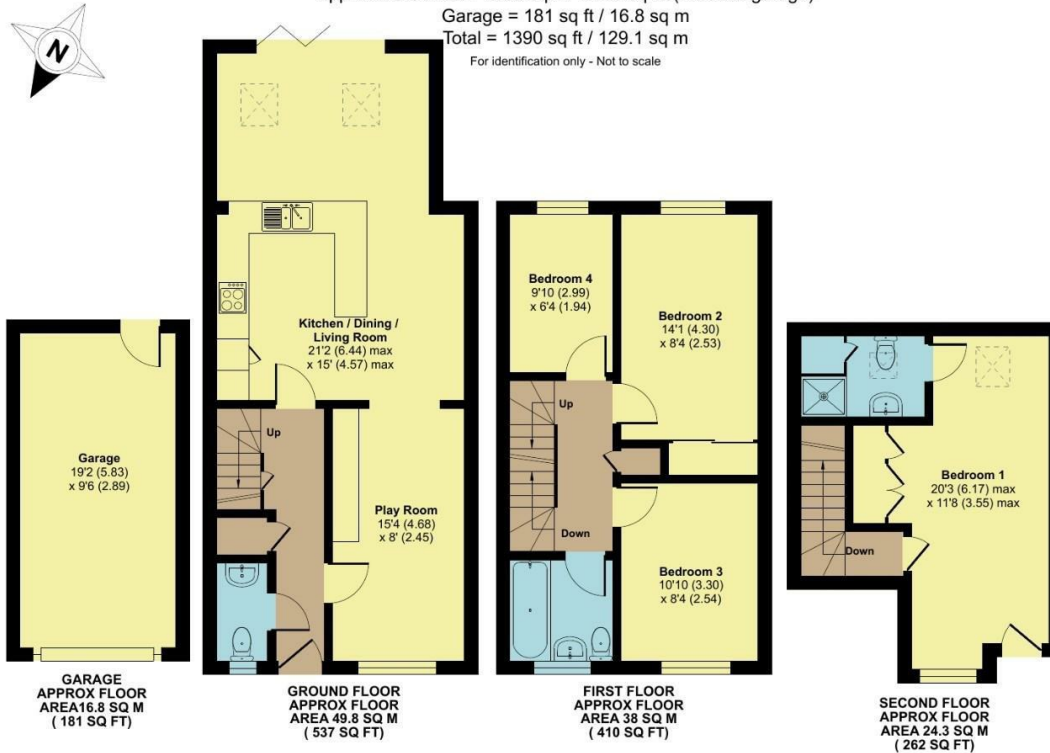
## Mill Square, Horsforth, Leeds, LS18

Approximate Area = 1209 sq ft / 112.3 sq m (includes garage)

Garage = 181 sq ft / 16.8 sq m

Total = 1390 sq ft / 129.1 sq m

For identification only - Not to scale

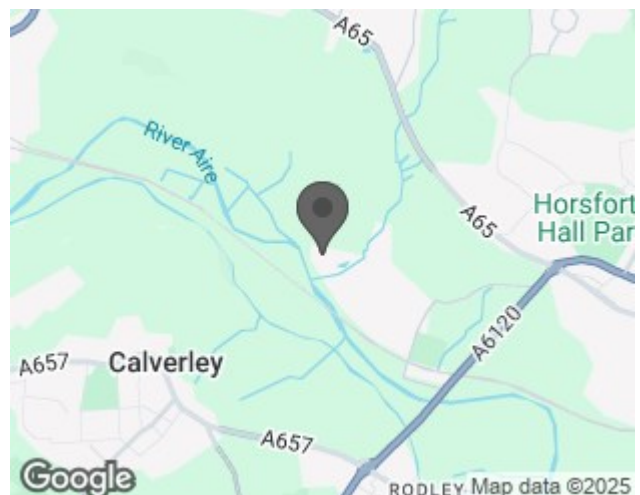


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1310667

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold



## Summary

Mill Square, Horsforth – A beautifully extended and immaculately presented four-bedroom family home

Nestled within the highly sought-after Horsforth Vale development, this extended four-bedroom semi-detached home on Mill Square offers a stunning blend of contemporary style and practical family living. Cleverly redesigned and thoughtfully extended by the current owners, this home has been transformed to create spacious, open-plan living that perfectly suits young professionals and families alike.

Set in an exclusive and peaceful part of the development, the property enjoys the best of both worlds – modern comforts with a semi-rural feel, just moments from Horsforth's many amenities, scenic walking routes, and excellent commuter links into Leeds City Centre.

### Key Features:

- Beautifully extended by the current owners with high-quality finishes throughout
- Cleverly reconfigured layout offering bright, open-plan living – ideal for entertaining and family life
- Welcoming entrance hallway with downstairs WC
- Stunning open-plan kitchen/diner/living space with breakfast bar, dedicated dining area, and an extended living room featuring vaulted ceiling and bi-fold doors opening directly onto the garden – a truly luxurious and modern heart of the home
- Front reception room/snug – a flexible space ideal as a playroom, home office, or cosy second lounge
- Three generous bedrooms on the first floor, two with fitted wardrobes
- Stylish family bathroom with modern suite, shower over the bath, and heated towel rail
- Main bedroom on the top floor, a tranquil retreat featuring built-in wardrobes and contemporary en-suite shower room
- Driveway and single garage
- Large rear garden – fully enclosed with a composite decking and lawned area, perfect for entertaining or letting children play safely
- Move-in ready – simply unpack and enjoy your beautiful new home

If you're looking for a home that offers space, style, and a prime location, this property is a must-see. Whether you're upsizing, relocating, or looking for your first family home in Horsforth Vale, this stunning extended property offers everything you could wish for – and more.

## Features

- EXTENDED SEMI DETACHED • FOUR BEDROOMS • EN-SUITE • OPEN PLAN LIVING • LARGE REAR GARDEN • SOUGHT AFTER LOCATION • DRIVEWAY & GARAGE • EPC RATING:- B • COUNCIL TAX BAND:- D