

# HUNTERS®

HERE TO GET *you* THERE

**Mill Square, Horsforth, LS18**

**Guide Price £900,000**

**Property Images**





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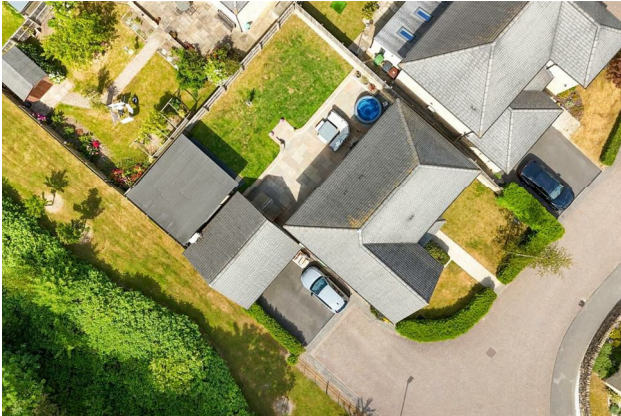




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## Property Images



## Mill Square, Horsforth, Leeds, LS18

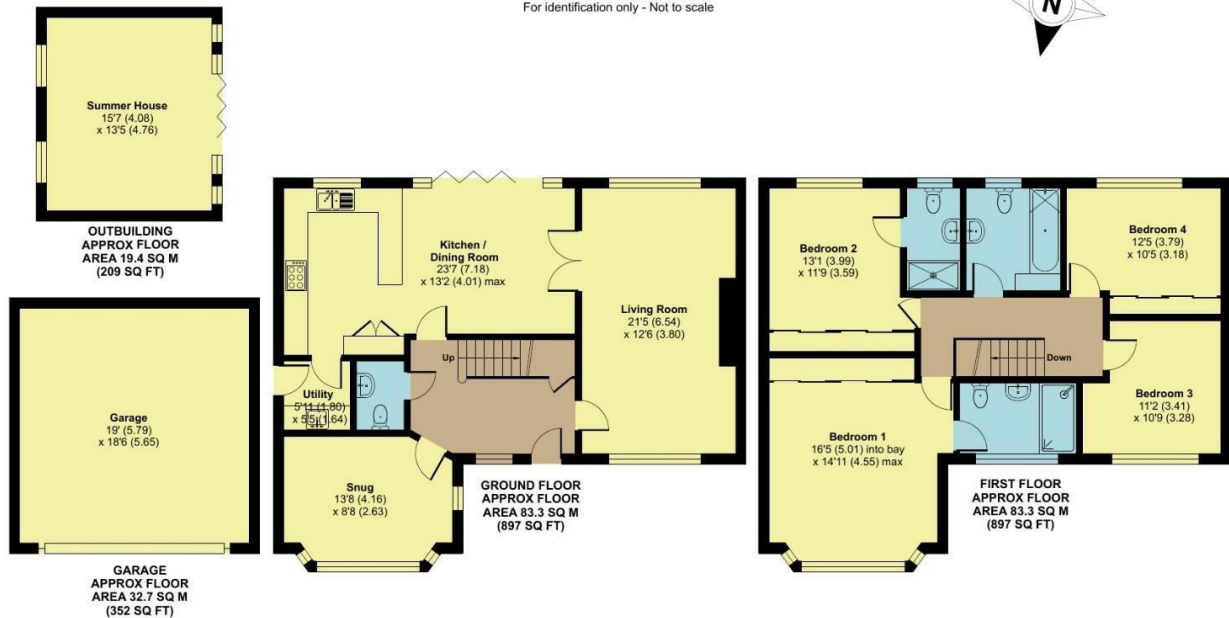
Approximate Area = 1794 sq ft / 166.6 sq m

Garage = 352 sq ft / 32.7 sq m

Outbuilding = 209 sq ft / 19.4 sq m

Total = 2355 sq ft / 218.7 sq m

For identification only - Not to scale

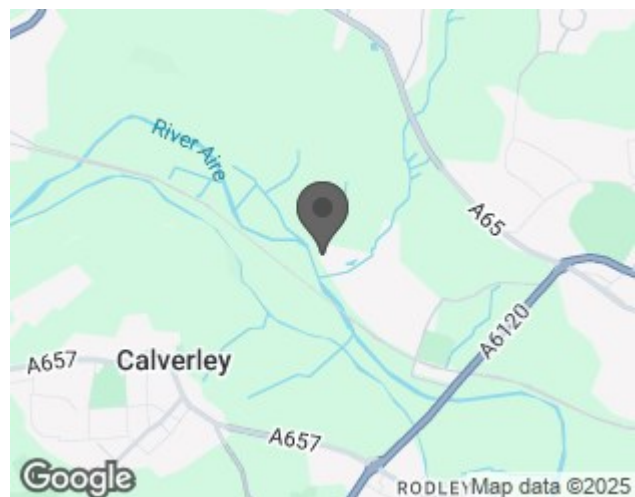


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1288749

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Map



### Details

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

## Summary

### Mill Square, Horsforth – A Truly Exceptional Modern Family Home

Set within the highly desirable and sought-after Horsforth Vale, this stunning four-bedroom home on Mill Square offers the perfect blend of modern luxury and semi-rural tranquillity. Whether you're searching for your forever family home or a stylish retreat close to the city, this property caters to a wide range of buyers, including professionals looking for sleek, contemporary living.

Perfectly positioned in one of the most private and peaceful locations on the development, this home enjoys a semi-rural feel while being just moments from the excellent amenities of Horsforth. Enjoy easy access to New Road Side and Town Street with their popular bars, restaurants, gyms, and reputable schools, along with beautiful canal and countryside walks. Superb transport links offer quick connections to Leeds City Centre and beyond.

#### Key Features:

- Beautifully presented throughout, this home boasts a high specification and luxurious finishes.
- Energy-efficient design with zoned underfloor heating, thermostats for each floor and room, air conditioning, and integrated surround sound system throughout.
- Welcoming entrance hallway with oak Karndean herringbone flooring, understairs storage, and access to all ground floor rooms.
- Spacious dual-aspect lounge with modern gas fire, ideal for family evenings, and double doors leading to the dining area.
- Open-plan kitchen/diner – the heart of the home – featuring shaker-style units, granite work surfaces, and high-end integrated appliances (double oven, six-ring gas hob, full-length fridge & freezer, dishwasher). Bifold doors lead directly to the Indian stone patio, creating a seamless indoor-outdoor entertaining space.
- Utility room with side access and additional storage.
- Versatile second reception room with bay window – perfect as a playroom, home office, or snug.
- Four generously sized double bedrooms, three with fitted wardrobes, and two with stylish en-suite shower rooms.
- Luxurious main bedroom with bay window, extensive fitted storage, and a spacious en-suite featuring a double walk-in shower.
- Contemporary family bathroom, fully tiled with a shower over the bath.
- Manicured front lawn and garden path bordered by hedging, plus a double driveway with EV charging point and access to the double garage with power.
- Showstopping rear garden – a large, private space with Indian stone patio ideal for summer entertaining, space for an outdoor kitchen, generous lawn, and secure fencing.
- Incredible Yorkshire Stone Garden Room – perfect as a gym, bar, home office, games room, or guest suite, featuring bifold doors opening onto the garden.

#### A Home That Truly Has It All

Set on a large, tucked-away corner plot near the river and woodlands, this exceptional property offers a move-in ready lifestyle of comfort and luxury. From the moment you arrive, the attention to detail and pride of ownership is evident.

Don't miss your chance to own this truly spectacular home in one of Horsforth's most exclusive spots – arrange your viewing today.

#### Features

- EXCLUSIVE DETACHED HOME • FOUR BEDROOMS • THREE BATHROOMS • LARGE CORNER PLOT • HIGH SPECIFICATION WITH ADDED LUXURIES - SURROUND SOUND / AIR CONDITIONING / UNDERFLOOR HEATING • HIGHLY SOUGHT AFTER DEVELOPMENT / LOCATION • SUMMER HOUSE & DOUBLE GARAGE • COMPLETE CHAIN ABOVE • EPC RATING:- B • COUNCIL TAX BAND:- F



114 New Road Side, Horsforth, LS18 4QB  
Tel: 0113 323 7720 Email: [horsforth@hunters.com](mailto:horsforth@hunters.com) <https://www.hunters.com>

