

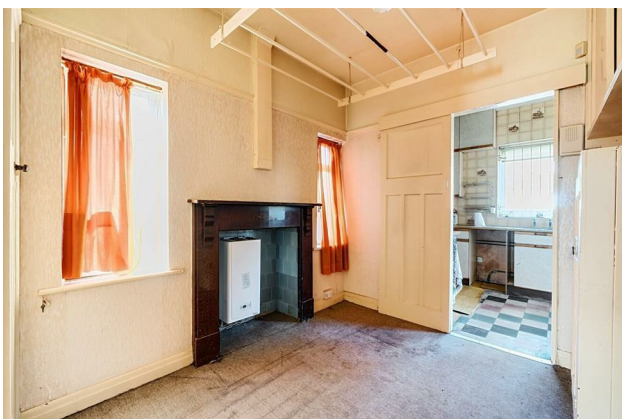
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**Fraser Avenue LS18 Horsforth**

**Guide Price £450,000**

**Property Images**





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## Property Images





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## Property Images



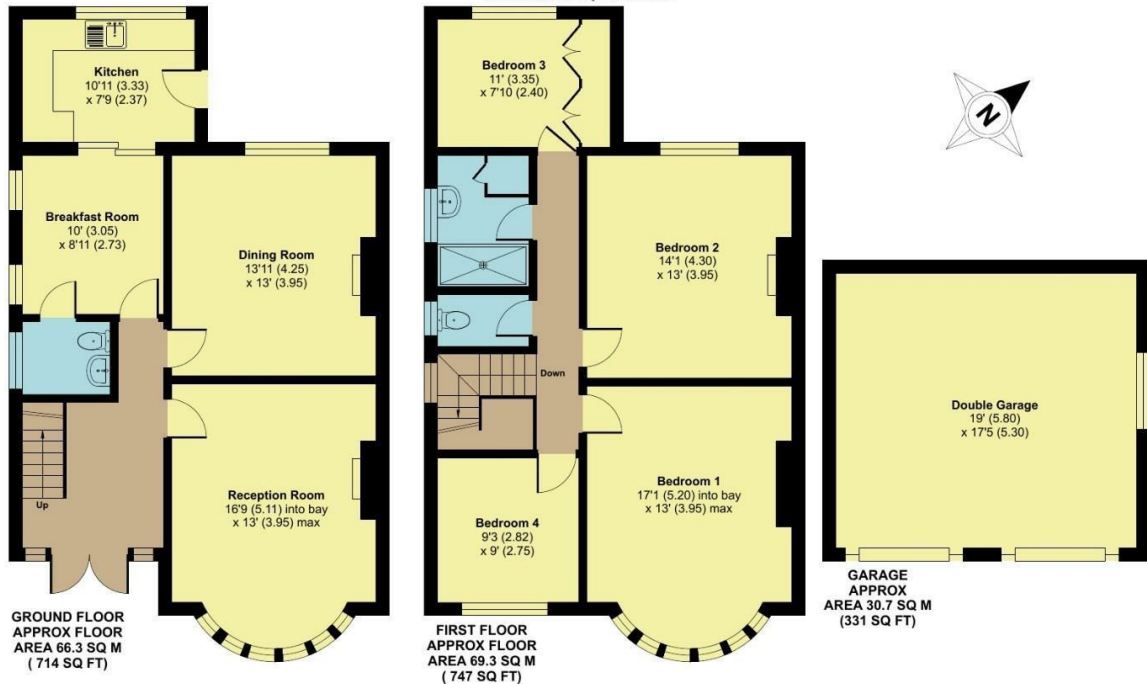
## Fraser Avenue, Horsforth, Leeds, LS18

Approximate Area = 1461 sq ft / 135.7 sq m

Garage = 331 sq ft / 30.7 sq m

Total = 1792 sq ft / 166.4 sq m

For identification only - Not to scale

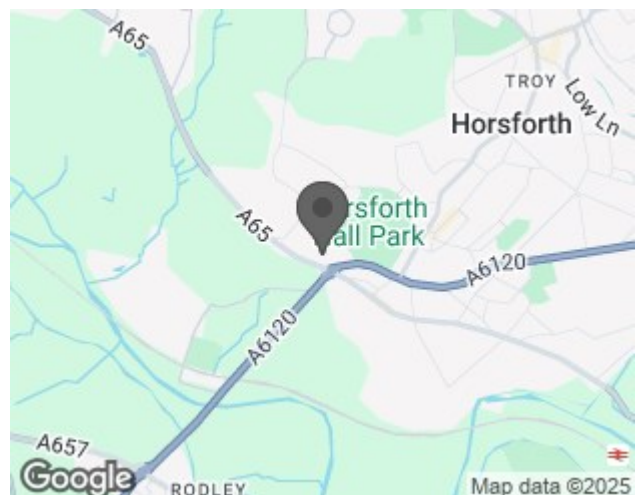


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1355093

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(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 - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Exciting Opportunity on Fraser Avenue, Horsforth – Four Bedroom Semi-Detached – Chain Free

Fraser Avenue is one of those addresses that rarely comes up for sale – and for good reason. The iconic “Keyhole Houses” are brimming with charm, and this property has all the hallmarks of becoming a truly spectacular family home. We love the original features, from the picture rails, high ceilings, to the fireplaces, which add so much character.

What really excites us is the potential. With spacious rooms, a generous plot, and scope to modernise or extend (STPP), this is a blank canvas ready for someone to bring their vision to life. Surrounded by excellent schools, nurseries, local shops, Town Street and the beautiful Hall Park just a short stroll away – it offers the perfect blend of convenience and community.

## Features

• CHAIN FREE • FULL OF CHARM AND CHARACTER "KEYHOLE HOUSE" • FOUR BEDROOMS • WELL PROPORTION ROOM SIZES • REQUIRES MODERNISATION - SUPERB OPPORTUNITY • SCOPE TO EXTEND / ADD VALUE • DESIRABLE LOCATION • EPC RATING:- • COUNCIL TAX BAND:- E