

# HUNTERS®

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Hunger Hills Drive, Horsforth, LS18

Guide Price £375,000

Property Images



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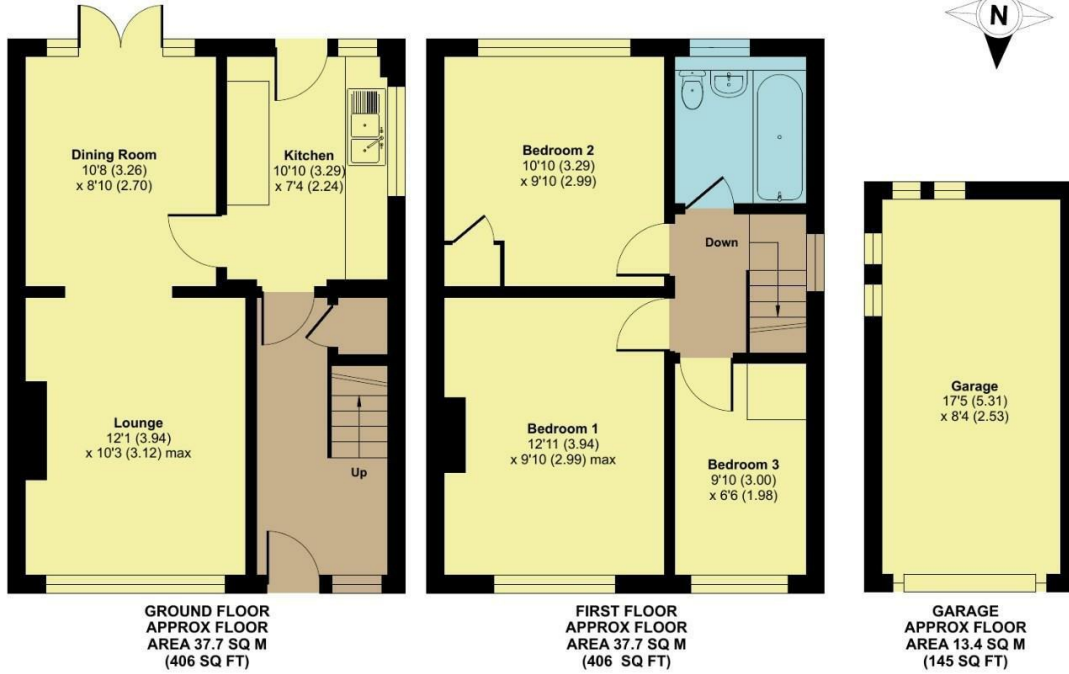
## Hunger Hills Drive, Horsforth, Leeds, LS18

Approximate Area = 812 sq ft / 75.4 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 957 sq ft / 88.8 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: 1348535

### 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>		71	79
(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: 3 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

Hunger Hills Drive, Horsforth, Three Bedroom Semi-Detached, Move-In Ready

Welcome to Hunger Hills Drive, a beautifully presented three-bedroom semi-detached home in one of Horsforth's most desirable areas. Stylish, spacious, and move-in ready, this is the perfect place to simply unpack your bags and start creating lasting memories.

Set within the ever-popular Hunger Hills area, this home enjoys the best of Horsforth living. Families will love the close proximity to highly regarded nurseries and schools, while those who enjoy the outdoors will appreciate nearby Hall Park, a fantastic green space for walks, picnics, and play. Just a short distance away, Horsforth Town Street offers a vibrant mix of shops, restaurants, and cafés, giving you the perfect blend of convenience and community. Excellent transport links also make commuting into Leeds and beyond simple and stress-free.

## Key Features

- Move-In Ready – Beautifully presented.
- Bright Entrance Hallway – Welcoming space with handy under-stairs storage.
- Through Lounge / Dining Room – A beautiful, light-filled space, opening into the dining area with patio doors to the garden.
- Modern Kitchen – Well-designed with plenty of storage, worktop space, and direct access to the rear garden.
- Three Well-Proportioned Bedrooms – Including a main bedroom with far-reaching views.
- Stylish Family Bathroom – Neutral décor with shower over bath, WC, and sleek vanity sink unit.
- Front Garden & Driveway – Low-maintenance lawn with driveway parking leading to a garage.
- Delightful Rear Garden – A perfect mix of patio, lawn, and a decked entertaining space a sun trap in the summer perfect for socialising, and summer BBQs.

This property ticks all the boxes – modern, spacious, and beautifully finished, all in a prime Horsforth location. Whether you're a growing family or simply looking for a stylish, ready-to-move-into home, this one will not disappoint.

Don't miss out – book your viewing today and see why Hunger Hills Drive is the perfect place to call home!

## Features

- THREE BEDROOM SEMI DETACHED • IMMACULATELY PRESENTED THROUGHOUT • THROUGH LOUNGE / DINER • GARDEN AND PATIO AREA • DRIVEWAY & GARAGE • HIGHLY SOUGHT AFTER LOCATION • EPC RATING:- C • COUNCIL TAX BAND:- C