

**Summersgill Square, Horsforth, LS18**

**Guide Price £270,000**

**Property Images**



## Property Images



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## Summersgill Square, Horsforth, Leeds, LS18

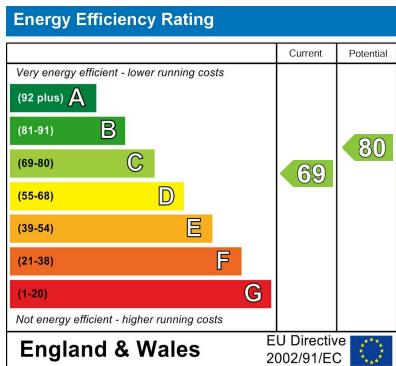
Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale

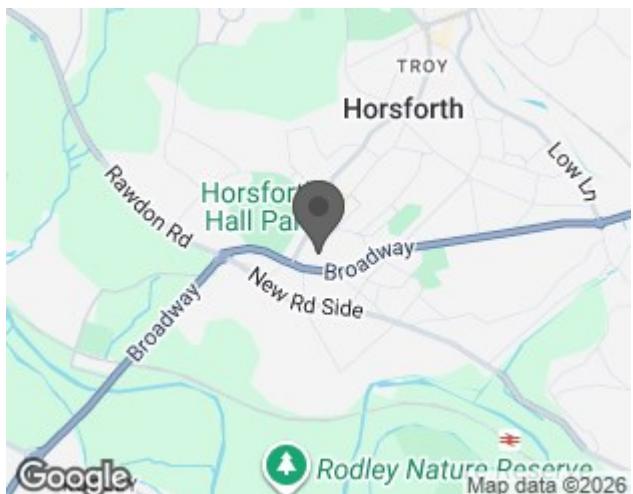


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nclhecom 2025. Produced for Hunters Property Group. REF: 1384748

## EPC



## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Welcome to Summersgill Square, Horsforth – a truly beautiful two-bedroom stone terrace bursting with character, charm, and irresistible cottage appeal.

Nestled in a peaceful little backwater just off Back Lane, this rare gem offers the best of both worlds: a tranquil setting while being only a stone's throw from vibrant Horsforth Town Street. Here you'll find a fantastic selection of independent cafés, restaurants, bars, shops, and everyday conveniences right on your doorstep.

Horsforth is one of Leeds' most sought-after suburbs, loved for its strong community feel, excellent schools, and superb transport links. Highly regarded primary and secondary schools are all within easy reach, making the location ideal for young families. Commuters also benefit from frequent bus routes, easy access to main road networks, and Horsforth Train Station, which provides quick connections into Leeds, Harrogate, and York. With nearby parks, woodland walks, and plenty of green space, it's no surprise that this area remains such a firm favourite.

### Property Highlights:-

- A beautiful and inviting home, from the moment you step inside, you'll feel the warmth and welcoming atmosphere this property offers.
- Front porch, perfect for keeping coats, shoes, and everyday essentials neatly tucked away.
- Spacious living room full of charm, featuring wood panelling, a cosy wood burner, and a dining area, an ideal social space overlooking the delightful garden.
- Modern kitchen with solid wood worktops, stylish herringbone splashback tiles, Belfast sink, and access to the cellar.
- Useful cellar, providing excellent storage or additional utility space.
- Two well-proportioned bedrooms, with the main bedroom enjoying stunning far-reaching views, you'll forget you're in central Horsforth!
- Contemporary bathroom with shower over bath, vanity sink unit, and towel rail.
- Landing with large storage cupboard and loft access via pull-down ladder.
- Off-street parking at the front of the property.
- Charming cottage-style garden, featuring a good-sized lawn with hedge boundaries and a patio area, perfect for relaxing, entertaining, or enjoying summer evenings with family and friends.

This is a truly beautiful home that offers so much character and comfort—properties like this rarely come to market. It must be viewed to fully appreciate its charm. Book your viewing today and make this delightful cottage your own!

## Features

- TWO BEDROOMS • STONE TERRACE / COTTAGE FEEL • CENTRAL HORSFORTH • TURN KEY READY • DELIGHTFUL GARDEN • OFF STREET PARKING • TUCKED AWAY LOCATION • COUNCIL TAX BAND:- B • EPC RATING:- C