



Stanhope Drive, Horsforth Leeds LS18 4ES

welcome to

Stanhope Drive, Horsforth Leeds

Stylish, spacious, and move-in ready — this beautifully updated home offers generous living areas, a modern kitchen, and a large enclosed garden. Located in a popular area with off-street parking and great outdoor space, this is one not to miss!



Stanhope Drive

Welcome to this beautifully presented and thoughtfully upgraded semi-detached home, offering spacious accommodation and stylish finishes throughout. Located in a sought-after residential area, this property is perfect for families or professionals seeking comfort, practicality, and a touch of elegance.

The ground floor features a generous through lounge with neutral decor, a second reception room currently used as a dining area, and a modern kitchen with white gloss units, Quartz worktops, and integrated appliances. A utility area off the kitchen provides space for laundry appliances and additional storage. Upstairs, the property offers three spacious double bedrooms, a stylish house bathroom with modern fittings, and a landing with built-in storage and access to a part-boarded loft via a newly fitted hatch. Externally, the front of the property benefits from a large block-paved driveway and a lawned garden. A side path leads to a secure gate opening into the enclosed rear garden, which is mainly laid to lawn with a paved patio area and garden shed. This is a lovely home, ready to move into and enjoy. Early viewing is highly recommended.

Ground Floor Entrance Porch

Steps leading up to the front door and opening into a welcoming porch with tiled flooring (fitted in march 2025) internal door opens into the hallway

Hallway

LVT flooring and stairs leading to the first floor.

Lounge

18' 10" x 11' 3" max recess (5.74m x 3.43m max recess) This spacious through lounge is beautifully presented with elegant neutral decor, creating a calm and inviting atmosphere. Two radiators ensure year-round comfort, while a front-facing window fills the room with natural light. At the rear, double patio doors open seamlessly onto the garden, perfect for relaxing or entertaining.

Dining Room

12' 1" x 9' 4" max recess (3.68m x 2.84m max recess) A versatile second reception room, currently styled as a dining area, features sleek LVT flooring and a front-facing window that brings in plenty of natural light. A radiator adds warmth, making this space ideal for entertaining, working from home, or relaxing with family.

Kitchen

12' 4" x 8' 9" (3.76m x 2.67m) This stylish modern kitchen boasts a sleek array of white gloss wall and base units, beautifully complemented by luxurious Quartz work surfaces. An inset sink with a contemporary mixer tap sits beneath a rear-facing window, while an electric hob with an overhead extractor adds both function and flair. Integrated appliances include a self-cleaning oven and a dishwasher, with ample space for a freestanding fridge freezer. A handy understairs storage cupboard adds practicality, tiled flooring and a rear door provides easy access to the garden.

Utility Area

Conveniently located just off the kitchen, this practical utility area features easy-care tiled flooring and a bright window that adds a touch of natural light. There's dedicated space for both a washing machine and tumble dryer, making laundry tasks a breeze

First Floor

Landing

Accessed via stairs from the ground floor, the landing features a rear-facing window that brings in natural light, along with useful built-in storage cupboard housing the boiler. A newly fitted loft hatch provides entry to the part-boarded loft, offering additional storage potential

Bedroom One

13' 3" x 10' 3" + recess (4.04m x 3.12m + recess) A generously sized double bedroom offering plenty of space for freestanding furniture. A front-facing window fills the room with natural light, while a radiator ensures comfort throughout the seasons

Bedroom Two

12' 1" x 9' 5" max recess (3.68m x 2.87m max recess) A second double bedroom with integrated storage, radiator and window to the front

Bedroom Three

9' x 8' 8" (2.74m x 2.64m) A small double bedroom with radiator and window to the rear.

Bathroom

A beautifully appointed house bathroom featuring a modern fitted bath with overhead shower and glass screen, complemented by a sleek vanity unit with wash basin and a low flush WC. A heated towel rail adds a touch of luxury, while attractive tiled flooring and part-tiled walls enhance the contemporary feel. Two rear-facing windows allow natural light to brighten the space

Outside

To the front, the property enjoys a generous block-paved driveway offering ample off-street parking, alongside a neatly maintained lawned garden that adds a welcoming touch. A paved pathway runs along the side of the home, leading to a secure gate that opens into the rear garden.

The rear garden is a private and peaceful retreat, mainly laid to lawn with a spacious patio perfect for outdoor seating. Fence borders offer privacy, and a garden shed provides handy storage. Mature apple and cherry trees add a charming touch to this lovely outdoor space.

Agents Notes

The current owners have thoughtfully enhanced the property to improve both comfort and longevity. Key upgrades include:

- Comprehensive damp proofing around the base of the property
- All New Radiators
- Capped chimneys for added protection
- New double-glazed windows installed approximately two years ago
- Fresh rendering to the upper exterior, completed two years ago
- Internal insulation added to both the upper and lower levels for improved energy efficiency
- New Roof done two years ago with a 20 year Warranty

These improvements contribute to a well-maintained and inviting home, ready for its next chapter.

welcome to

Stanhope Drive, Horsforth Leeds

- Stylish and Spacious Home
- Two Reception Rooms
- Generous Enclosed Garden
- Large Block-paved Driveway
- Recent Improvements Throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



Ground Floor



First Floor

£375,000

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