

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hall Park Avenue

Horsforth, Leeds, LS18 5LY

£350,000



Council Tax: C



# 139 Hall Park Avenue

Horsforth, Leeds, LS18 5LY

£350,000



- CHAIN FREE
- HIGHLY SOUGHT AFTER LOCATION
- MODERNISATION REQUIRED
- SCOPE TO EXTEND (subject to planning permission)
- THREE BEDROOM
- SEMI DETACHED
- DRIVEWAY & GARAGE
- EPC RATING:- D
- COUNCIL TAX BAND:- C

This much-loved three bedroom semi-detached home offers a fantastic opportunity for those looking to modernise and create a home tailored exactly to their taste. With excellent potential to extend (subject to the necessary planning permissions), this property is ideal for buyers wanting to bring their vision to life in a prime location.

#### Key Features:

- Exciting opportunity to modernise and make the property your own
- Excellent potential to extend (subject to planning permission)
- Entrance porch leading into a hallway with useful understairs storage
- Bright living room with large picture-frame window allowing plenty of natural light and feature fire
- Separate dining room connected via sliding doors to the lounge, creating a versatile open-plan feel if desired. Patio doors provide direct access to the rear garden and further enhance the light-filled space
- Kitchen in need of modernisation, offering great potential to extend or open up into the dining room to create a contemporary kitchen/diner
- Three well-proportioned bedrooms
- Family house bathroom with shower over bath
- Driveway to the front leading to the garage, with a low-maintenance front garden
- Rear garden featuring patio and lawn area, with an additional paved space to the rear of the garden and behind the garage, enjoying lovely views of St Margaret's Church

Whilst the property requires updating and modernisation, it offers potential in abundance to redesign and create a wonderful family home, just as it has been in years gone by.

Book your viewing today to unlock the potential this home has to offer.

Tel: 0113 257 6198

## KITCHEN

10'7" x 7'3" (3.25m x 2.23m)

## LOUNGE

13'6" x 10'2" (4.14m x 3.11m)

## DINING ROOM

10'8" x 8'11" (3.26m x 2.72m)

## BEDROOM ONE

12'11" x 9'11" (3.95m x 3.03m)

## BEDROOM TWO

10'8" x 9'11" (3.27m x 3.03m)

## BEDROOM THREE

9'10" x 6'4" (3.02m x 1.95m)

## BATHROOM

## GARAGE

17'11" x 7'3" (5.48m x 2.23m)



## Road Map



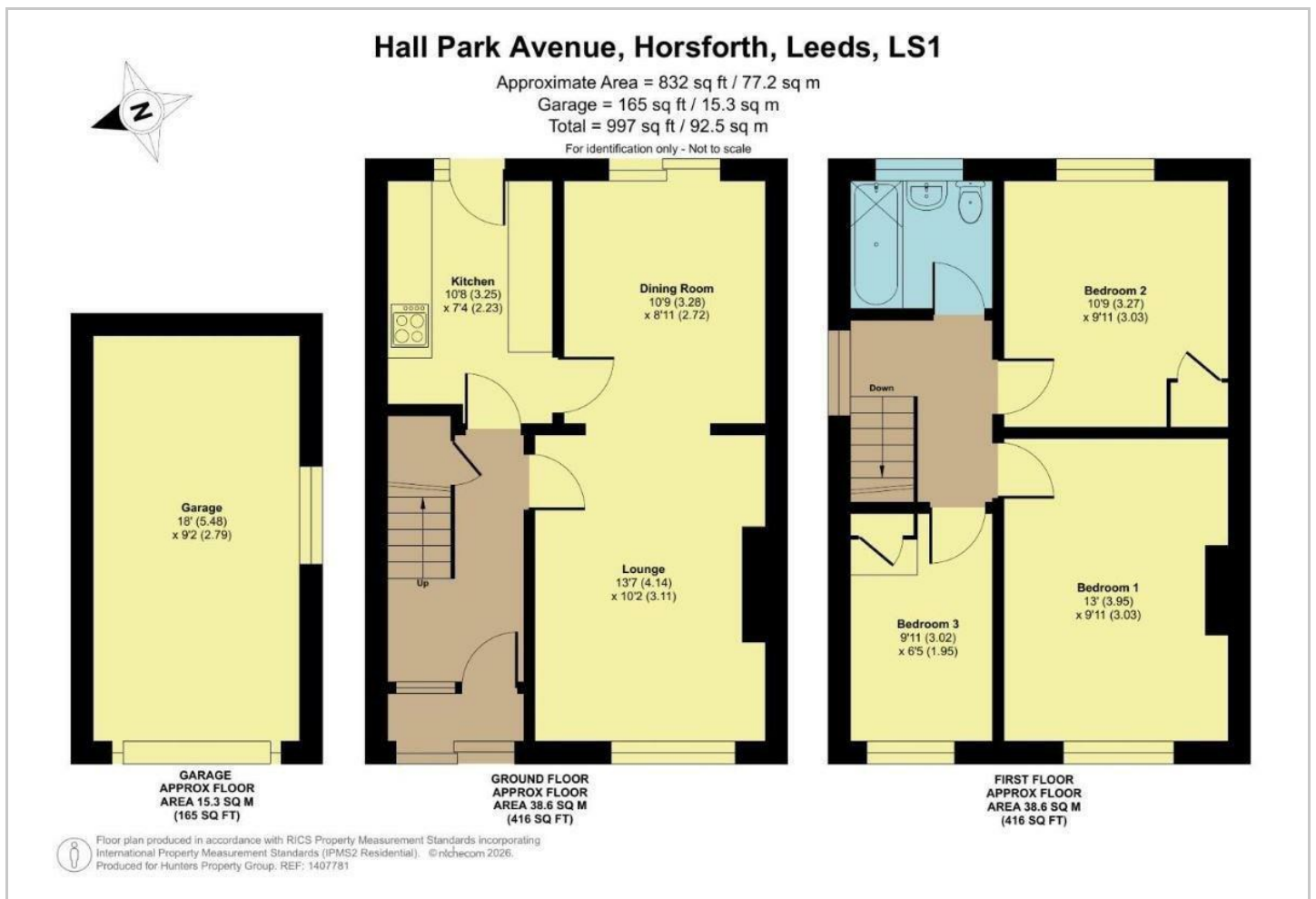
## Hybrid Map



## Terrain Map



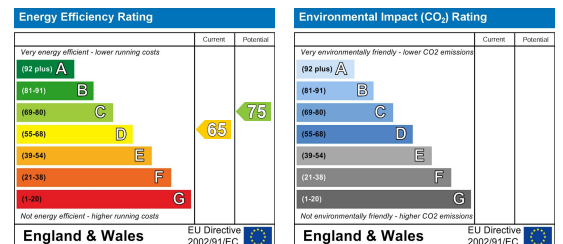
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.