



Stanhope Drive, Horsforth Leeds LS18 4ES

welcome to

Stanhope Drive, Horsforth Leeds

**** GUIDE PRICE £350,000 - £375,000 ****Stylish, spacious and move-in ready, this beautifully updated home offers generous living areas, a modern kitchen and a large enclosed garden. Set in a popular location with off-street parking and great outdoor space, it's one you won't want to miss!



Stanhope Drive

Welcome to this beautifully presented and thoughtfully upgraded semi-detached home, offering spacious accommodation and stylish finishes throughout. Set in a sought-after residential area, it's ideal for families or professionals looking for 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 handy utility area provides extra storage and space for laundry appliances.

Upstairs, there are three spacious double bedrooms, a contemporary house bathroom, and a landing with built-in storage and access to a part-boarded loft via a newly fitted hatch. Externally, the property benefits from a large block-paved driveway and a lawned front garden. A secure side path leads to the enclosed rear garden, mainly laid to lawn with a paved patio and garden shed — perfect for outdoor enjoyment.

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.

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- **** GUIDE PRICE £350,000 - £375,000 ****
- Two Reception Rooms
- Generous Enclosed Garden
- Recent Improvements Throughout
- Large Block Paved Driveway

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

guide price

£350,000 - £375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalsagent.com



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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk