

# HUNTERS®

HERE TO GET *you* THERE

**Victoria Mount, Horsforth, LS18**

**Guide Price £400,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



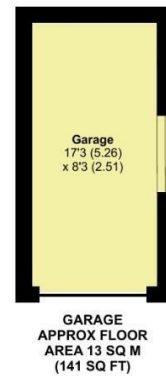
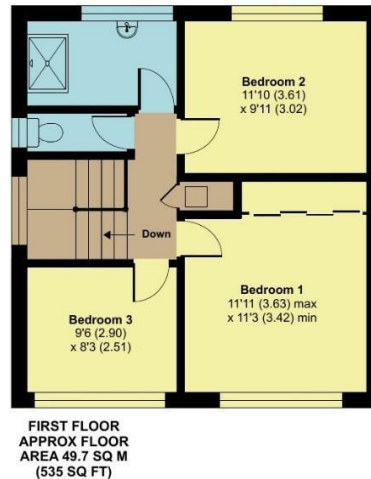
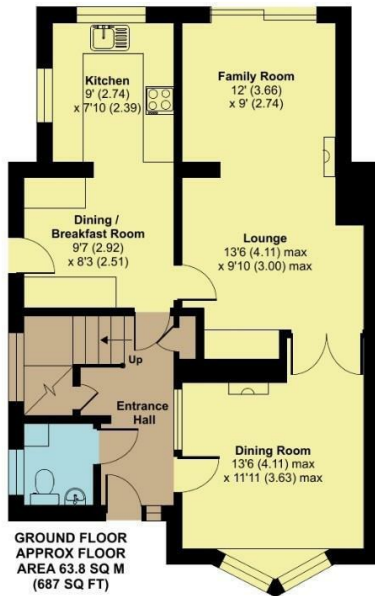
## Victoria Mount, Horsforth, Leeds, LS18

Approximate Area = 1222 sq ft / 113.5 sq m

Garage = 141 sq ft / 13 sq m

Total = 1363 sq ft / 126.6 sq m

For identification only - Not to scale

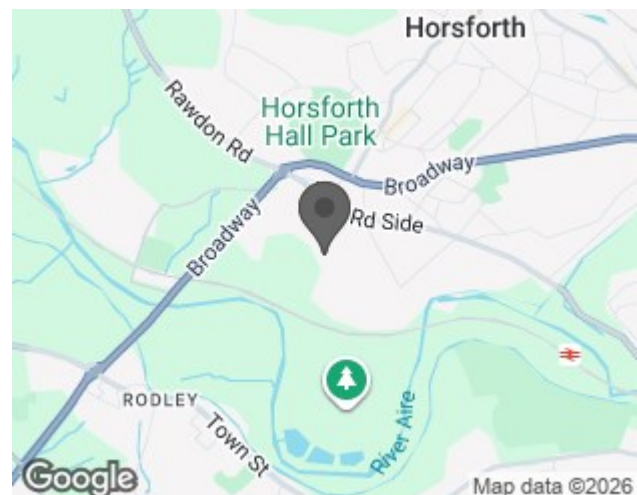


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1381581

### 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>		
(55-68) <b>D</b>	67	73
(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: 2 Tenure: Freehold

## Summary

### CHAIN FREE – A Beautifully Maintained Extended Family Home in a Prime Location!

Victoria Mount is a much-loved extended home, meticulously maintained and ready for its new owners to put their personal touch on it. Perfectly positioned in one of Horsforth's most desirable residential areas, this property offers an unbeatable combination of convenience, community, and lifestyle.

Families will appreciate the excellent local schools catering to all ages, from nurseries and primary schools to Horsforth High School, with after-school clubs and Trinity University close by. For everyday pleasures, Town Street and New Road Side are just a short distance away, offering an abundance of cafés, restaurants, bars, and shops to suit all tastes.

Sports and leisure enthusiasts will love the proximity to gyms, cricket and golf clubs, running groups. Commuters will benefit from excellent transport links, with Horsforth Train Station and Kirkstall Forge providing quick access to Leeds City Centre, York, Harrogate, and Ilkley. The A65 Ring Road ensures easy travel to surrounding villages and towns, while regular bus services run to Leeds and Otley, and Leeds Bradford Airport is easily accessible. Beyond convenience, this area is renowned for its strong sense of community, with active social groups and friendly neighbours.

#### Property Highlights:

- Extended family home which has been lovingly maintained
- Welcoming, spacious hallway with downstairs WC and convenient understairs storage
- Dining room to the front of the property featuring a large picture frame window, perfect for relaxed family meals
- Extended family room at the rear, creating a larger-than-average space with direct access to the south-facing garden, ideal for entertaining and family living
- Extended kitchen breakfast room with side door access, featuring a solid wood kitchen with ample storage and generous work surface space
- Three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a second double to the rear boasting far-reaching views
- Large shower room with a separate WC for added convenience
- Expansive south-facing rear garden, perfect for children to play and for entertaining family and friends
- Driveway and garage, providing off-street parking and extra storage
- Stunning views across the surrounding area from the rear of the property
- Fantastic potential to further extend (subject to planning permission), offering an exciting opportunity to modernise, personalise, and add value

This superb home offers a rare opportunity to create your dream family home in a sought-after location. Call now to arrange your viewing – properties like this don't stay on the market for long!

## Features

- CHAIN FREE • EXTENDED SEMI DETACHED • SOUTH FACING REAR GARDEN • POTENTIAL TO FURTHER EXTEND AND ADD VALUE (subject to planning permission) • THREE BEDROOMS • SOUGHT AFTER LOCATION • DRIVEWAY AND GARAGE • EPC RATING :- D • COUNCIL TAX BAND:- D