

# HUNTERS®

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**Southway, Horsforth, LS18**

**Guide Price £725,000**

**Property Images**

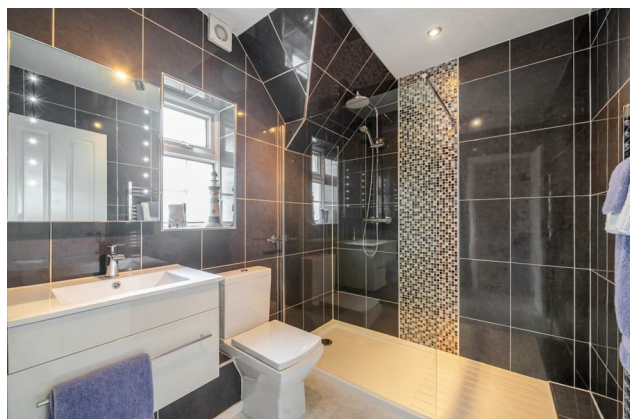




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## Property Images





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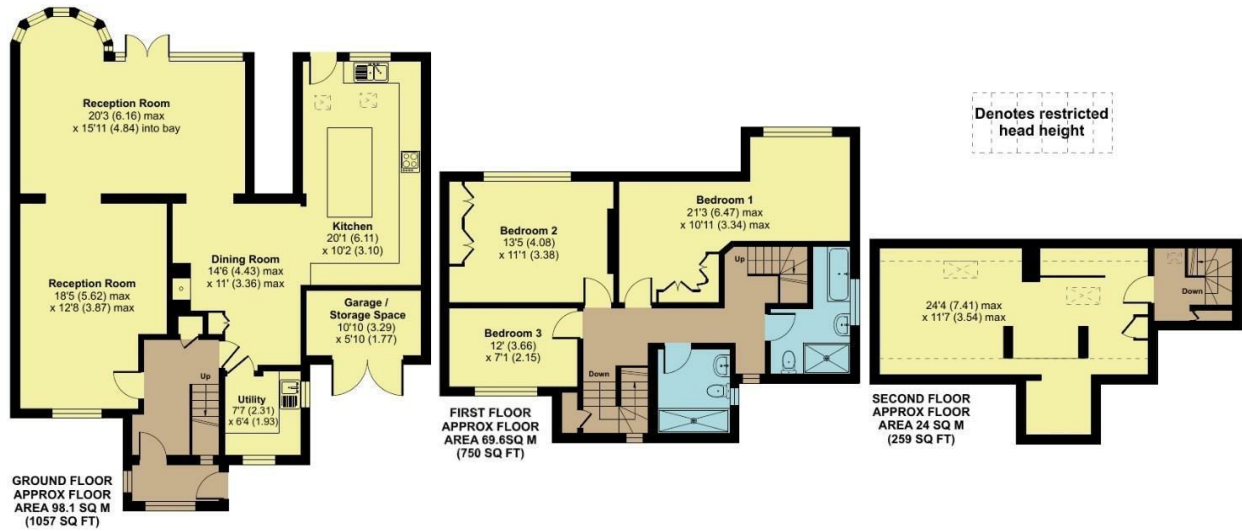
## Property Images





## Southway, Horsforth, Leeds, LS18

Approximate Area = 2066 sq ft / 191.9 sq m  
 Limited Use Area(s) = 96 sq ft / 8.9 sq m  
 Garage / Storage Space = 60 sq ft / 5.5 sq m  
 Total = 2222 sq ft / 206.3 sq m  
 For identification only - Not to scale

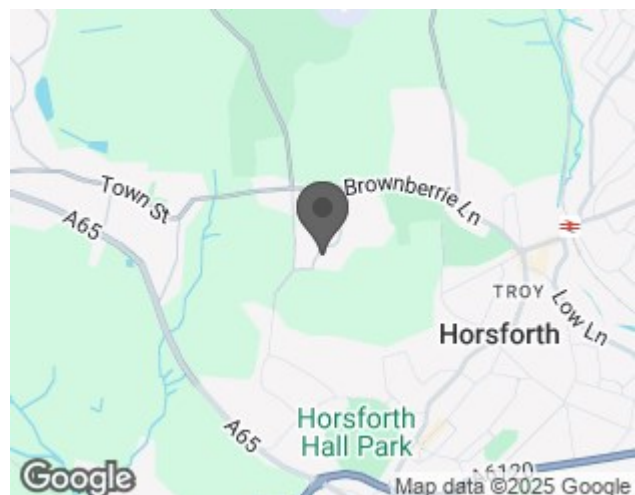


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1298651

### 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>	69	78
(55-68) <b>D</b>		
(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: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Introducing a superbly extended semi-detached family home on the prestigious Southway in Horsforth—a rare opportunity in one of Leeds' most sought-after residential locations.

This beautifully extended semi-detached family home is situated on the prestigious Southway in Horsforth, offering an exceptional blend of space, style, and functionality. Meticulously maintained and modernised by the current owners, the property provides a harmonious balance of traditional charm and contemporary living. Located in a prime area, it boasts proximity to reputable schools, nurseries, gyms, Horsforth Golf Club, scenic walks, Horsforth Hall Park, and a variety of bars and restaurants.

### Key Features:-

- **Entrance Vestibule:** A practical space designed to keep the main hallway clutter-free, ideal for storing shoes and coats.
- **Welcoming Hallway:** Leads to spacious living areas, setting the tone for the home's warm and inviting ambiance.
- **Living Room:** Features a cosy multi fuel burner, creating a warm and inviting atmosphere for relaxation.
- **Second Reception Room:** Overlooks and provides access to the rear garden, offering a bright and versatile space to suit your needs.
- **Kitchen/Diner:** The heart of the home, boasting granite worktops, soft neutral tones, an island with breakfast bar, and integral appliances including hob, oven, and dishwasher. This area seamlessly opens up to the dining area, perfect for family gatherings and entertaining.
- **Utility Room** Essential for busy families, providing additional functionality and convenience.
- **First Floor:** Comprises three generous bedrooms. The main bedroom suite features a walk-in dressing room with fitted wardrobes and a dresser area, offering a delightful space to unwind.
- **Four Piece Family Bathroom:** bath, separate walk in shower, sink, and W.C., fully tiled with heated towel rail and sub-floor lighting, providing a luxurious bathing experience.
- **Separate Shower Room:** Ideal for large families or guests, equipped with a walk-in shower, sink, and W.C. and heated towel rail, enhancing the home's practicality.
- **Loft Conversion:** Cleverly converted into a large occasional room, currently used as a bedroom, offering ample storage in the eaves and a store cupboard—this versatile space can be adapted to suit your requirements.
- **Front Garden:** Boasts wonderful curb appeal with a large paved driveway offering ample off-street parking, leading to a ¼ garage store space. A gate provides access down the side of the property to the rear garden.
- **Rear Garden:** A delightful oasis featuring a pergola seating area, patio, lawn, and vegetable patch. Additional amenities include a log store and a large storage shed with power, outside electric sockets. This stunning garden offers a tranquil setting for children to play safely or for hosting and entertaining in style.

This move-in-ready home in a prime location is a rare find and is expected to attract significant interest. Don't miss the opportunity to make this exceptional property your new family home.

Contact us today to book your viewing and experience all that this wonderful home has to offer.

## Features

- LOCATION LOCATION LOCATION • EXTENDED FAMILY HOME • THREE BEDROOMS PLUS OCCASIONAL LOFT ROOM • MAIN BEDROOM SUITE WITH DRESSING AREA • WELL PROPORTIONED ROOMS • TWO LIVING ROOM AREAS • STUNNING GARDEN • MOVE IN READY • EPC RATING:- C • COUNCIL TAX BAND:- E



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