

# HUNTERS®

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**St Margarets Avenue, Horsforth, LS18**

**Guide Price £635,000**

**Property Images**





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## Property Images



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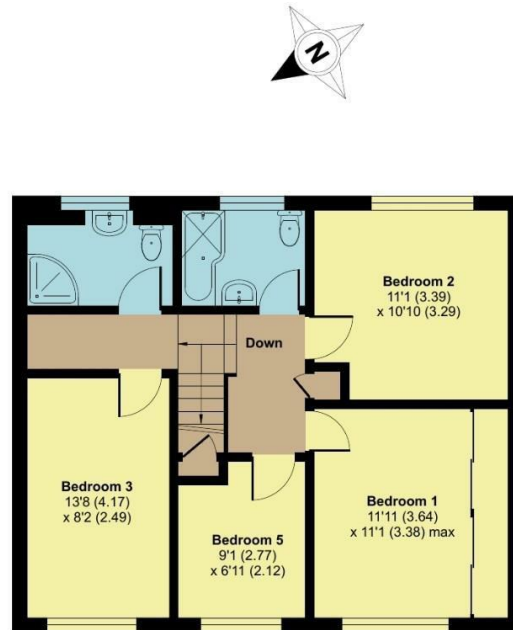
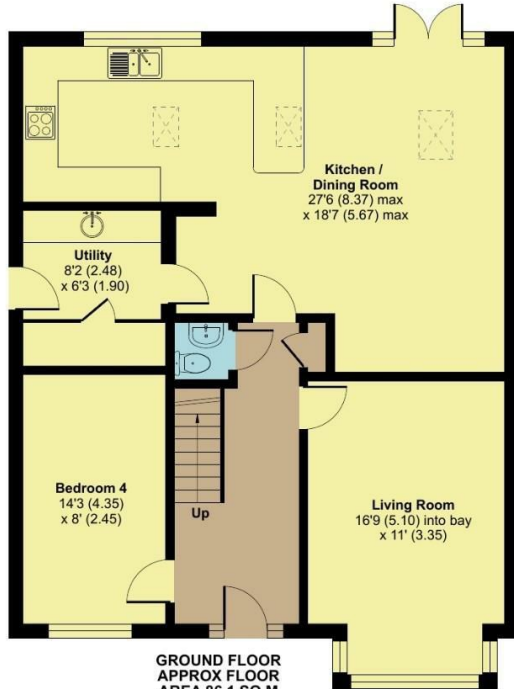




## St. Margarets Avenue, Horsforth, Leeds, LS18

Approximate Area = 1564 sq ft / 145.3 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: 1319778

### 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>		
(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 - Detached Beds: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

### St. Margarets Avenue, Horsforth – A Spacious & Stylish 5-Bedroom Family Home

Nestled in the heart of highly sought-after Horsforth, this extended five-bedroom detached home offers the perfect blend of space, style, and location. Ideally situated close to outstanding local schools, vibrant Town Street, and Horsforth Train Station, this much-loved home is ideal for any growing family looking to put down roots in one of Leeds' most desirable areas.

#### Key Features:

- Welcoming entrance hallway with two practical storage cupboards
- Generously sized lounge with a large picture window flooding the space with natural light and a charming feature fireplace
- Stunning extended kitchen/diner/snug – a true heart of the home! This modern, open-plan space includes a sleek kitchen with integrated appliances, a breakfast bar, dedicated dining area, and cosy snug with direct access to the rear garden, perfect for family life and entertaining
- Separate utility room to keep day-to-day clutter tucked away, plus a ground floor WC
- Versatile ground floor bedroom – ideal as a guest room, home office, or playroom
- To the first floor are four well-proportioned bedrooms with wardrobes in three of them
- Neutral family bathroom plus an additional modern shower room – ideal for busy mornings
- Ample off-street parking and a well-maintained front lawn
- Private and enclosed rear garden with patio area and lawn, a perfect outdoor retreat for summer BBQs or children's play

Homes on this prestigious avenue rarely come to market. This is your opportunity to secure a forever home in central Horsforth with everything you need on your doorstep.

Don't miss out – book your viewing today and take the first step towards your next chapter!

## Features

- EXTENDED DETACHED FAMILY HOME • FIVE BEDROOMS • THREE BATHROOMS • MOVE IN READY • OPEN PLAN KITCHEN / DINER / SNUG ROOM • DESIRABLE LOCATION • EPC RATING:- G • COUNCIL TAX BAND:- E