

# HUNTERS®

HERE TO GET *you* THERE

**Church Road, Horsforth, LS18**

**Guide Price £600,000**

**Property Images**





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## Property Images





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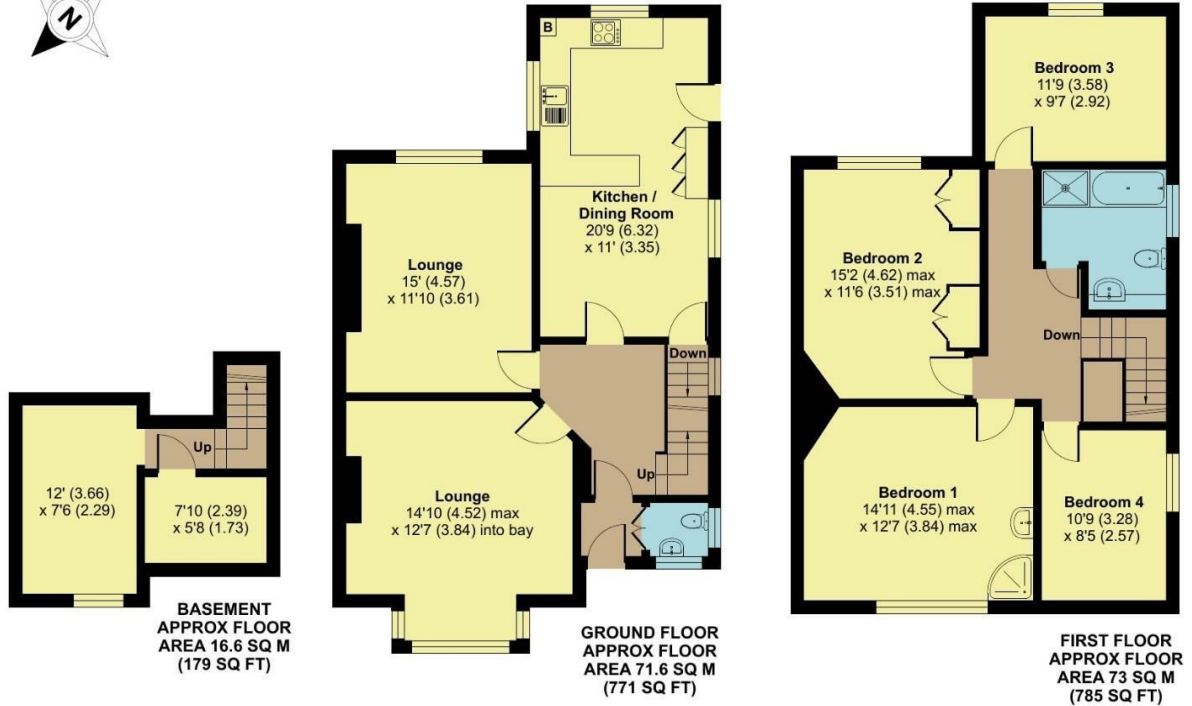
## Property Images



## Church Road, Horsforth, Leeds, LS18

Approximate Area = 1735 sq ft / 161.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters Property Group. REF: 1166312

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to this much loved home on Church Road, Horsforth, if it's character and charm you desire in your next home, look no further. This four-bedroom, stone-built semi-detached home is a rare gem to the market. Located centrally in Horsforth, you will find all local amenities, including shops, bars, restaurants, schools, and nurseries, just a stone's throw away.

### Key Features:

- This cherished family home has been loved and maintained by the current vendors for the past 50 years, properties like this are rare in Horsforth, offering an abundance of character, and charm.
- Spacious hallway, featuring a downstairs WC leading to the landing with beautiful stained-glass windows.
- Kitchen/Breakfast room equipped with plenty of storage space, worksurface area with windows on three sides and access to the side of the property.
- Dining/Sitting room overlooks the delightful rear garden and includes a feature fireplace.
- Living Room situated at the front of the house, this room is again full of character with a bay window, feature fireplace, deep cornicing, and picture rail.
- First floor comprises of four good-sized bedrooms, with the master bedroom featuring a sink and shower.
- The front of the property is private and enclosed with hedge boundaries, deep mature flowerbed borders, gated access, driveway, and garage.
- Rear Garden is quaint and delightful, with a small patio area, vegetable patch, fruit trees, and a beautiful lawn area, fully gated and enclosed, creating a serene oasis for relaxation.

The property is well-maintained but requires modernisation. The unique charm this property offers makes it an exciting opportunity for the right family to create their forever home.

Call our team today to book your viewing.

## Features

- FOUR BEDROOM STONE SEMI-DETACHED • RARE OPPORTUNITY TO MARKET • THREE RECEPTION ROOMS • FULL CHARACTER AND CHARM • DELIGHTFUL GARDENS • POTENTIAL TO EXTEND (subject to planning permission) • OFF STREET PARKING AND GARAGE • CENTRAL HORSFORTH LOCATION • COUNCIL TAX BAND:- E • EPC RATING:-D