

# HUNTERS®

HERE TO GET *you* THERE

Hall Park Avenue, Horsforth, LS18

Guide Price £350,000

Property Images



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## Property Images



## Floorplan

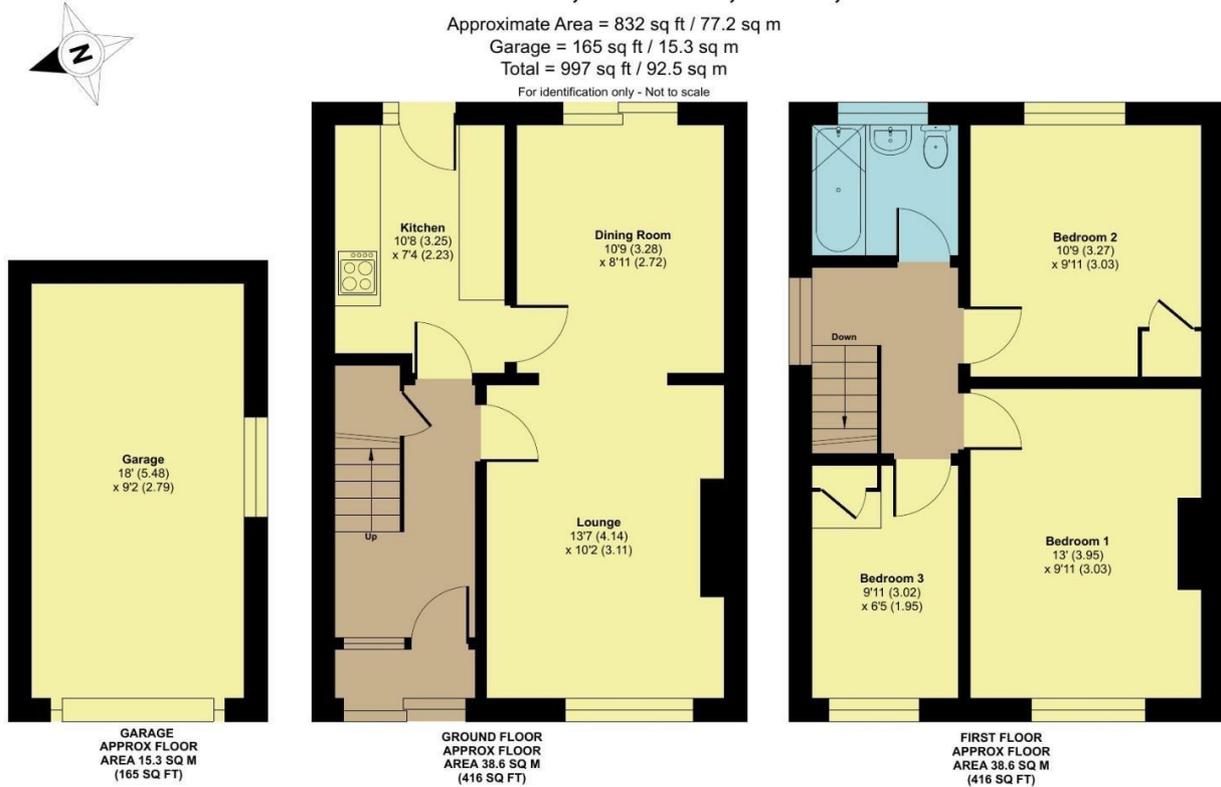
### Hall Park Avenue, Horsforth, Leeds, LS1

Approximate Area = 832 sq ft / 77.2 sq m

Garage = 165 sq ft / 15.3 sq m

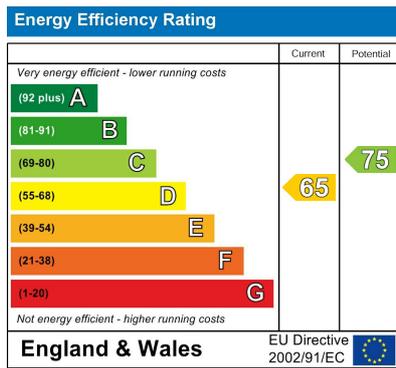
Total = 997 sq ft / 92.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1407781

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

### Hall Park Avenue, Horsforth – A Much Loved Three Bedroom Semi-Detached Home

Situated in the heart of the ever-desirable Horsforth, Hall Park Avenue is perfectly placed in a highly sought-after residential area known for its strong community feel, excellent schools and superb local amenities. Horsforth offers an array of independent shops, cafés, restaurants and supermarkets, along with convenient transport links including Horsforth train station and easy access into Leeds city centre. With beautiful nearby green spaces and scenic walks, this location continues to be a firm favourite with families and professionals alike.

This much-loved three bedroom semi-detached home offers a fantastic opportunity for those looking to modernise and create a home tailored exactly to their taste. With excellent potential to extend (subject to the necessary planning permissions), this property is ideal for buyers wanting to bring their vision to life in a prime location.

#### Key Features:

- Exciting opportunity to modernise and make the property your own
- Excellent potential to extend (subject to planning permission)
- Entrance porch leading into a hallway with useful understairs storage
- Bright living room with large picture-frame window allowing plenty of natural light and feature fire
- Separate dining room connected via sliding doors to the lounge, creating a versatile open-plan feel if desired. Patio doors provide direct access to the rear garden and further enhance the light-filled space
- Kitchen in need of modernisation, offering great potential to extend or open up into the dining room to create a contemporary kitchen/diner
- Three well-proportioned bedrooms
- Family house bathroom with shower over bath
- Driveway to the front leading to the garage, with a low-maintenance front garden
- Rear garden featuring patio and lawn area, with an additional paved space to the rear of the garden and behind the garage, enjoying lovely views of St Margaret's Church

Whilst the property requires updating and modernisation, it offers potential in abundance to redesign and create a wonderful family home, just as it has been in years gone by.

Book your viewing today to unlock the potential this home has to offer.

#### Features

- CHAIN FREE • HIGHLY SOUGHT AFTER LOCATION • MODERNISATION REQUIRED • SCOPE TO EXTEND (subject to planning permission) • THREE BEDROOM • SEMI DETACHED • DRIVEWAY & GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- C