

# HUNTERS®

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**Arran Drive, Horsforth, LS18**

**Guide Price £310,000**

**Property Images**

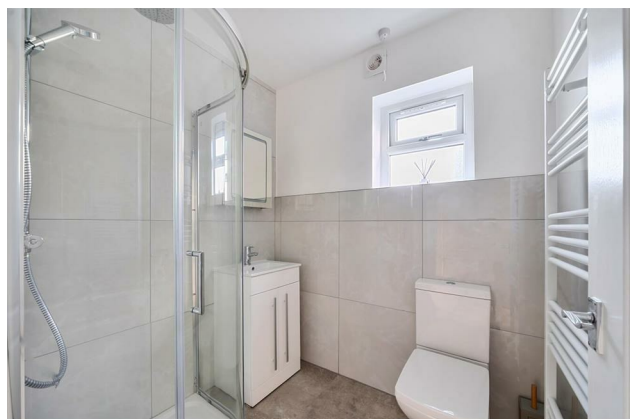




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## Property Images



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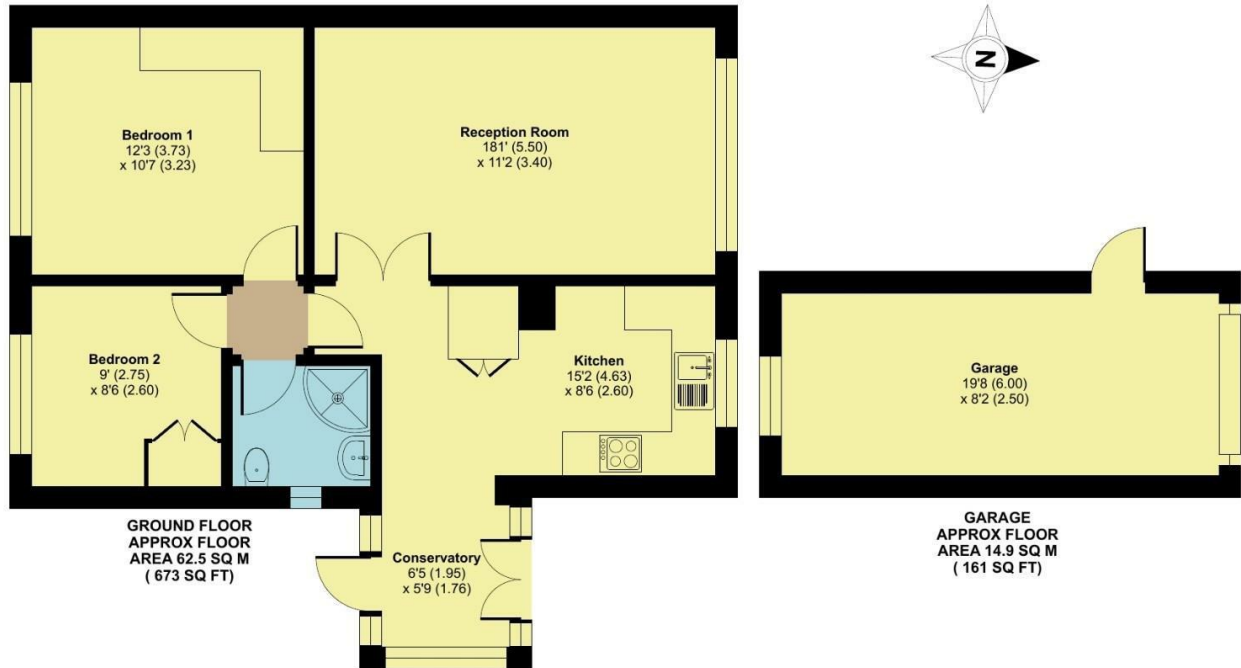
## Arran Drive, Horsforth, Leeds, LS18

Approximate Area = 673 sq ft / 62.5 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale

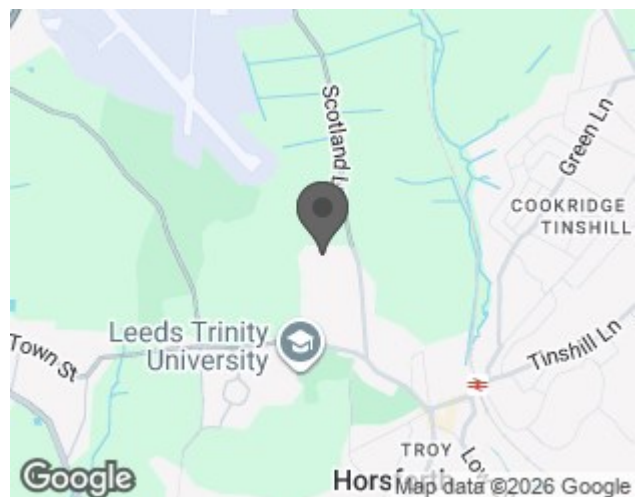


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1384724

### 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>	65	75
(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: Bungalow - Semi Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

Offered Chain Free, Arran Drive presents a superb, move-in-ready two-bedroom semi-detached bungalow, an exciting and rare opportunity in one of Horsforth's most sought-after residential pockets.

Nestled within this peaceful, well-established development, the property enjoys a prime position on a generous corner plot, offering excellent outdoor space and kerb appeal. Arran Drive is loved for its friendly community feel, easy access to Horsforth's vibrant town street, scenic walks, cafes, transport links, and highly regarded amenities, making this location just as special as the home itself.

Step inside and you'll immediately appreciate the care and quality invested by the current vendors, who have stylishly updated the bungalow throughout to create a bright and welcoming living space.

### Property Highlights:-

- The current vendors have lovingly updated the home throughout, sitting proudly on a superb corner plot.
- A bright and spacious entrance hallway offering ample room for coats, shoes and everyday essentials, keeping the rest of the home clutter-free.
- Modern neutral gloss-fronted kitchen with sleek quartz worktops, creating a fresh and timeless space to cook.
- Spacious lounge with room for a dining table, perfect for entertaining, relaxing or hosting family and friends.
- Two generous double bedrooms, both with fitted wardrobes and enjoying a view of the tranquil rear garden.
- Recently modernised shower room featuring a contemporary vanity unit and heated towel rail.
- Excellent outdoor space: a delightful lawned front garden, a spacious driveway offering plenty of off-street parking, a garage, and a low-maintenance paved rear garden, ready for you to personalise and enjoy.

This is a fantastic and seldom-found opportunity to secure a beautifully updated bungalow on this highly desirable development.

Call today to book your viewing, this one won't be available for long.

## Features

- CHAIN FREE • MODERN KITCHEN • TWO DOUBLE BEDROOMS WITH FITTED WARDROBES • LARGE CORNER PLOT • DRIVEWAY AND GARAGE • RECENTLY UPDATED SHOWER ROOM • POPULAR LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- C