

HUNTERS®

HERE TO GET *you* THERE

Hawthorn Road, Horsforth, LS18

Guide Price £300,000

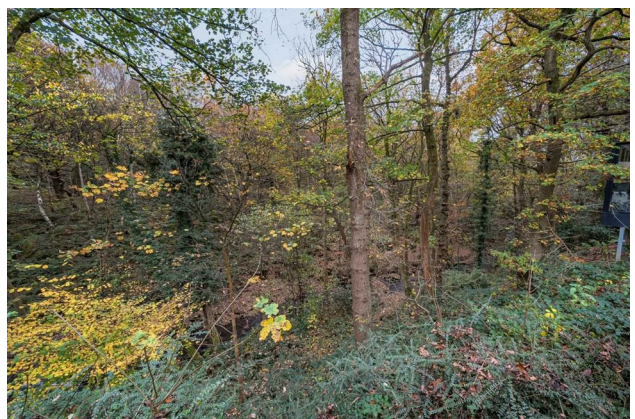
Property Images



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Floorplan

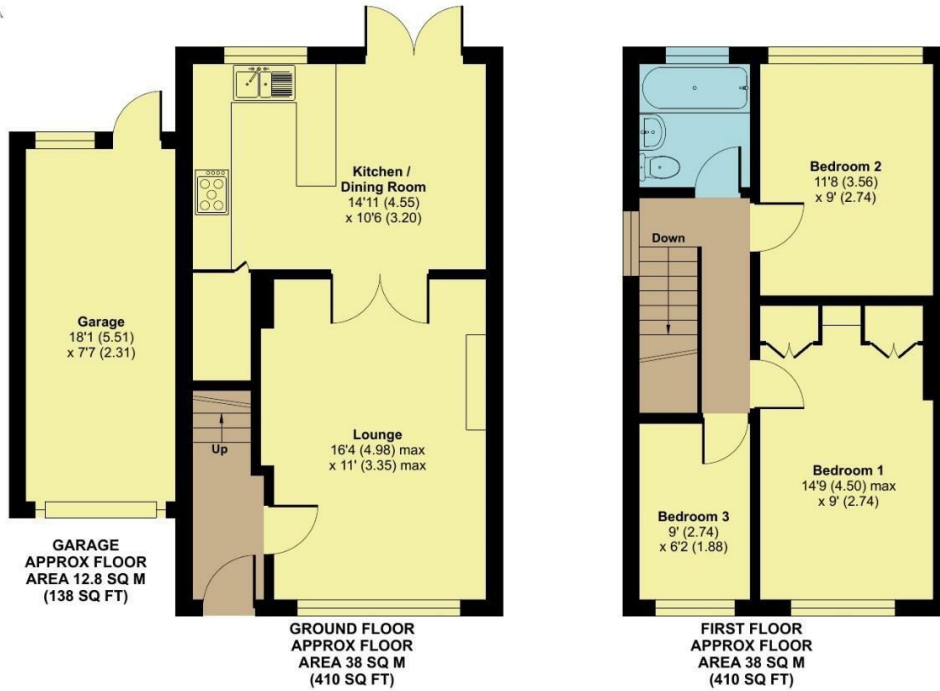
Hawksworth Road, Horsforth, Leeds, LS18

Approximate Area = 820 sq ft / 76.1 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 958 sq ft / 89 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1207545

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

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

Summary

Hawksworth Road presents a beautiful three-bedroom semi-detached family home nestled in a serene woodland setting and just a short walk from Kirkstall Forge Train Station. Located in the popular area of Horsforth, this move-in-ready property offers a fantastic opportunity to personalise your dream home.

Key Features

- Entrance Hall: Welcoming entryway to the home.
- Spacious Living Room: Features an electric fireplace and leads seamlessly into the kitchen, creating a comfortable and cohesive living space.
- Modern Shaker-Style Kitchen: Neutral tones with a breakfast bar and space for a dining table, plus patio doors opening to the south-facing rear garden—perfect for entertaining.
- Three Well-Appointed Bedrooms: Two doubles and a generous single bedroom, each offering beautiful woodland views, turning every window into a natural picture frame.
- Stylish Family Bathroom: A modern three-piece suite with a shower over the bath.

Outdoor Highlights

- Front: Off-street parking and a single garage add convenience.
- Rear Garden: This tranquil, south-facing garden backs onto woodland and features a beck at the bottom. A large decking area, astroturf, and patio create an ideal space for relaxation and enjoying nature.

This property offers an idyllic lifestyle with beautiful surroundings and modern comforts. Book your viewing today and envision your life in this lovely home!

Features

• CHAIN FREE • THREE BEDROOM SEMI-DETACHED • MOVE IN READY • WOODLAND SETTING • SOUTH FACING GARDEN • IDEAL FIRST TIME PURCHASE • CLOSE TO RAILWAY STATION • COUNCIL TAX BAND:- C • EPC: C