

HUNTERS[®]

HERE TO GET *you* THERE

Montfort Close, Horsforth, LS18

Offers Over £350,000

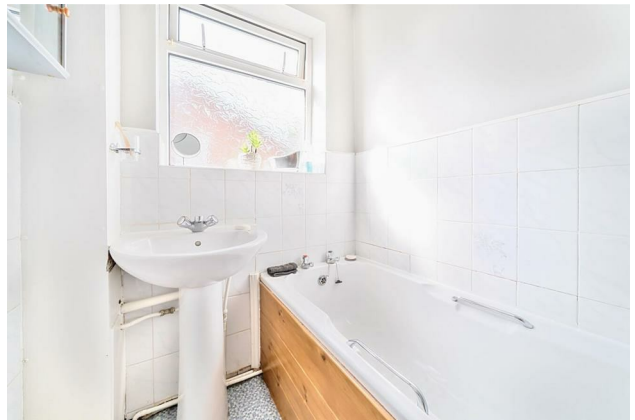
Property Images



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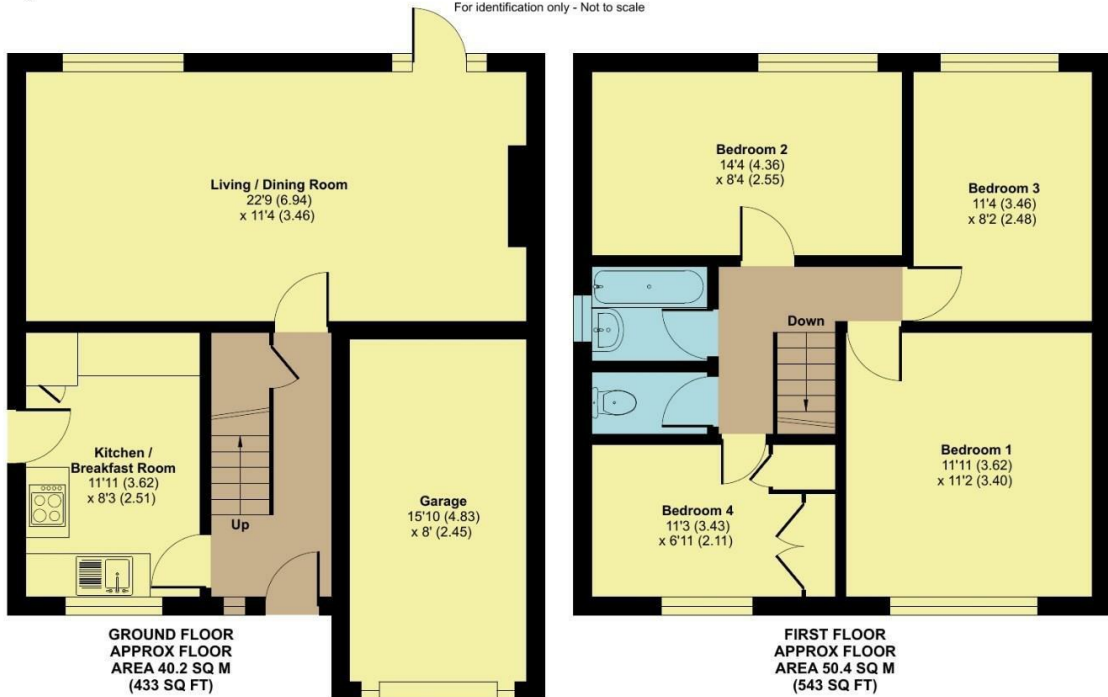
Montfort Close, Horsforth, Leeds, LS18

Approximate Area = 976 sq ft / 90.6 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1101 sq ft / 102.2 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). © nchecom 2025. Produced for Hunters Property Group. REF: 1293717

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		59
(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: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Montfort Close, Horsforth - A Much-Loved Family Home with Endless Potential.

Offered chain free, this well cared for four bedroom home is perfectly positioned in a quiet cul-de-sac in the heart of Horsforth. It presents a rare opportunity to create your dream home in a highly sought after location close to reputable nurseries and schools, local playing fields, and the wide range of amenities that make Horsforth such a desirable place to live.

This much-loved family home offers huge potential to modernise and make your own. With no previous extensions or adaptations, it retains much of its original charm and provides an ideal blank canvas for those looking to renovate or even extend (subject to planning permission).

Key Features:

- Welcoming entrance hallway with understairs storage
- Bright and spacious open plan living/dining room with a feature fireplace, full-length window, and access to the rear garden
- Functional kitchen/breakfast room with pantry and side access
- Four generous, well proportioned bedrooms, two at the front and two at the rear
- Family bathroom and separate WC
- Driveway and garage with power supply
- Delightful front garden with lawn and flowerbed borders
- Low-maintenance rear garden – a secure space with lawn, fencing, and mature shrubs, ideal for both children to play and adults to relax
- Wide side pathway offering practical access to the rear garden

This is a fantastic opportunity to secure a home in a superb location, whether you're upsizing, relocating, or planning your forever home. With its original layout, scope for development, and exceptional setting, Montfort Close is not to be missed.

Arrange your viewing today and discover the potential this wonderful property has to offer.

Features

- CHAIN FREE • SEMI DETACHED • FOUR BEDROOMS • DESIRABLE CUL DE SAC LOCATION • SCOPE TO ADD VALUE & MODERNISE • DRIVEWAY AND GARAGE • CLOSE TO AMENITIES • EPC RATING:- • COUNCIL TAX BAND:- D