

# HUNTERS®

HERE TO GET *you* THERE

**Hall Park Garth, Horsforth, LS18**

**£525,000**





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## Hall Park Garth, Horsforth, Leeds, LS18

Approximate Area = 1495 sq ft / 138.8 sq m

Limited Use Area(s) = 2 sq ft / 0.1 sq m

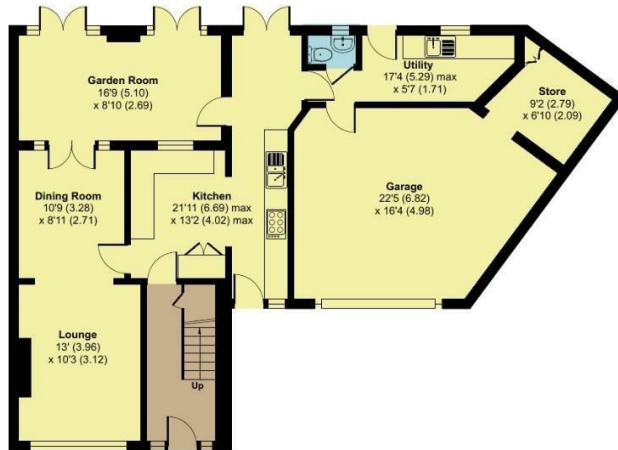
Garage = 355 sq ft / 32.9 sq m

Total = 1852 sq ft / 171.8 sq m

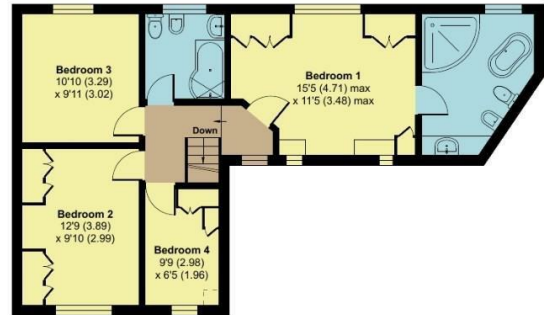
For identification only - Not to scale



Denotes restricted  
head height



GROUND FLOOR  
APPROX FLOOR  
AREA 74.2 SQ M  
( 799 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 64.6 SQ M  
( 696 SQ FT)



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: 1317819

## 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>	69	74
(55-68) <b>D</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



Nestled at the elevated head of a peaceful cul-de-sac near the ever-popular Horsforth Hall Park, this impressive and rarely available family home offers an abundance of space, both inside and out. Set on a wide corner plot, the property has been thoughtfully extended to create a versatile and expansive layout ideal for growing families or those simply seeking independent family living.

One of the standout features is the vast master bedroom, a luxurious retreat complete with a five-piece en-suite bathroom. There are three further well-proportioned bedrooms, along with the four-piece family bathroom, all offering generous space and comfort. Two of the bedrooms also enjoy elevated views, making the most of the home's prime position in the cul-de-sac.

Downstairs, this home continues to impress. The rear extension and clever side extension not only add to the internal footprint but have been designed to wrap around the oversized double garage, enhancing the kitchen and breakfast area, and providing a handy utility room and downstairs W.C. The garage itself is larger than average, offering exceptional storage and privacy, with a store/workshop to the rear for hobbies or further practical use.

There are three spacious reception rooms, allowing for flexible living, working, or entertaining spaces, plus a welcoming entrance hall and a bright, extended kitchen/breakfast room. French doors open out onto the garden, while an additional front entrance adds everyday convenience.

And the garden... what a showstopper! The private and extensive rear garden is a true haven - sun-soaked patios, lawns, a shaded pergola terrace, and well-stocked beds and borders make this a dream for both families and garden enthusiasts. There are sheds and dedicated potting areas, as well as a beautifully maintained front garden and long driveway that add kerb appeal and practical parking.

Meticulously cared for by the current owner and offered chain-free, this is a rare opportunity to secure a superb home in one of Horsforth's most sought-after spots. Homes of this scale and quality, especially in this location, do not come along often.

Sound interesting? Call us today to book your viewing – this one won't be around for long!