

**78 Victoria Mount, Horsforth, LS18 4PX**

**Guide Price £375,000**

**Property Images**



## Property Images



## Floorplan

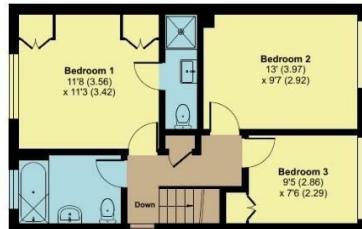
### Victoria Mount, Horsforth, Leeds, LS18

Approximate Area = 1036 sq ft / 96.2 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



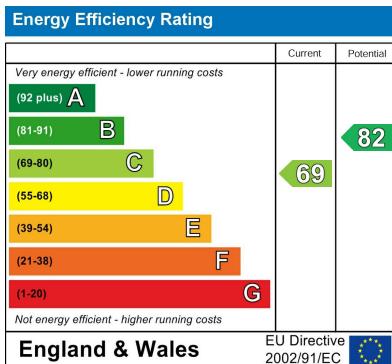
FIRST FLOOR  
APPROX FLOOR  
AREA 45.5 SQ M  
(490 SQ FT)



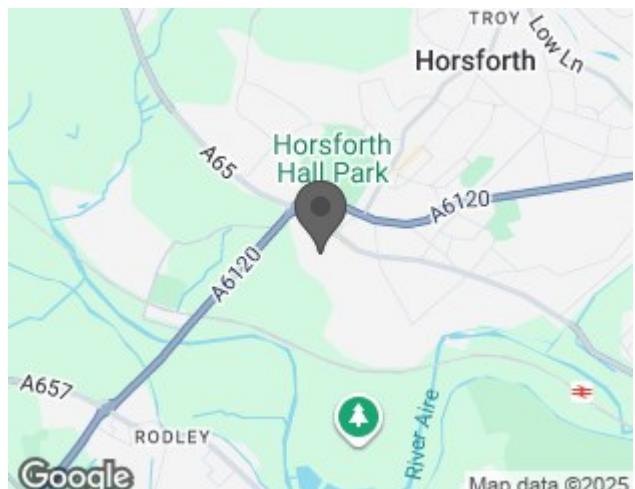
GROUND FLOOR  
APPROX FLOOR  
AREA 50.7 SQ M  
(546 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Hunters Property Group. REF: 1282995

## EPC



## Map



## Details

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

## Summary

Victoria Mount – A Sought-After Family Home in the Heart of Horsforth. Situated in the ever-popular Victoria Mount, this superb three-bedroom semi-detached home is a fantastic opportunity for families looking to settle in a prime area of Horsforth. Favoured for its close proximity to New Road Side, highly regarded schools, and nurseries, this well-maintained home is ready for its next chapter.

## Key Features:

- Light and bright throughout, with exciting scope to extend or update, allowing you to truly put your own stamp on the property and create your dream family home
- Welcoming entrance hallway with staircase to the first floor and access to the living room
- Spacious living room with large picture window and feature fireplace. The generous lounge is flooded with natural light thanks to a large front-facing window. A classic feature fireplace adds charm and warmth to the space, while a built-in storage cupboard keeps things neat and organised. A perfect setting for relaxing with the family or hosting guests.
- Open-plan kitchen / diner - ideal for family life and entertaining, connecting seamlessly via double doors from the living room, the kitchen/diner is both functional and sociable. There's plenty of worktop and cupboard space, as well as room for a good-sized dining table – perfect for mealtimes, homework, or entertaining friends.
- Rear porch – a handy addition to the home, the rear porch offers a convenient space for storing coats, shoes, and school bags – helping to keep the main living areas clutter-free.
- Three well-proportioned bedrooms, including a master with en-suite and a third bedroom with built-in storage
- Neutral family bathroom with shower over bath
- Front garden with driveway offering off-street parking and access to a detached garage
- Lovely rear garden with low-maintenance pebbled area, lawn, and patio – a peaceful oasis to relax and unwind

This is more than just a house – it's a warm, welcoming family home full of potential.

## Features

- SEMI DETACHED FAMILY HOME • THREE BEDROOMS • WELL MAINTAINED • KITCHEN / DINER • EN-SUITE • POPULAR LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- D