

# HUNTERS®

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**West End Drive, Horsforth, LS18**

**Guide Price £550,000**

**Property Images**



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## West End Drive, Horsforth, Leeds, LS18

Approximate Area = 1340 sq ft / 124.4 sq m  
 Limited Use Area(s) = 61 sq ft / 5.6 sq m  
 Garage = 251 sq ft / 23.3 sq m  
 Total = 1652 sq ft / 153.5 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: 1257948

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(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: 3 Receptions: 3 Tenure: Freehold

## Summary

West End Drive, Horsforth is a fantastic extended four-bedroom semi-detached home located in the highly desirable area of Horsforth. Close to reputable schools, Town Street amenities, and Hall Park, everything you need is just a stone's throw away.

### Key Features:

- This fabulous family home is situated in a sought-after location and has been extended over the years. While well-maintained, it still offers fantastic scope for further extension and personalisation.
- The entrance hallway includes built-in storage for coats, shoes, and a convenient downstairs WC.
- A side entrance porch also provides additional built-in storage for coats and shoes.
- The spacious living room features a charming fireplace, a bright bay window, and connecting doors to the dining room. The dining room, also with a feature fireplace, has double doors leading to the rear garden.
- The "L-shaped" kitchen breakfast room offers ample storage and work surface space, along with double-door access to the rear garden and side porch access.
- On the first floor, there are three bedrooms: two doubles and a single. The main bedroom benefits from a bay window, fitted wardrobes, and drawers. The second bedroom overlooks the delightful rear garden and includes built-in storage, while the single bedroom also has built-in storage.
- The family bathroom is a spacious four-piece suite, thoughtfully designed for both relaxation and functionality. It features a separate shower with a glass enclosure, a comfortable bathtub, and a double sink vanity unit with ample storage space. It is well-maintained, nicely presented having Italian marble tiling.
- The second floor boasts a superb loft conversion, providing a spacious and light-filled bedroom. This delightful room offers ample eaves storage, a Juliet balcony that offers stunning views, and an en-suite shower room. The en-suite features a contemporary shower unit, stylish tiling, and a vanity unit with built-in storage, creating a private and serene retreat within the home.
- The front of the property features a mature hedge border, a lawned garden, and gates that make the driveway safe and fully enclosed. The driveway leads to a double garage with an electric door and side gate access to the rear garden.
- The rear garden is deceptively spacious with mature borders, a lawn perfect for children to play on, and a patio area with access to the kitchen, dining room, and rear garage entry. The garden also benefits from additional seating areas, well-established plants, and plenty of space for outdoor entertaining or gardening enthusiasts. As a large corner plot, the property offers excellent potential for further development or landscaping ideas.

This is an amazing family home, ready for you to make it your own. Situated on a generous corner plot, this property offers abundant potential and is a must-see. Book your viewing today – it won't disappoint!

### Features

- CHAIN FREE • EXTENDED SEMI DETACHED • LARGE CORNER PLOT • FOUR BEDROOMS X1 EN-SUITE • LOUNGE CONNECTING DINER • KITCHEN / BREAKFAST ROOM • DOUBLE GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- E