

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Orchard Way

Guiseley, LS20 9EP

£795 Per Calendar Month



This impressive one bedroom, second floor apartment has been tastefully renovated throughout. Situated in a great town centre location, the property briefly comprises of; open plan living kitchen area with fridge freezer, washing machine, oven, hob and extractor fan, double bedroom, shower room.

Some parking available at the front of the building on a first come, first served basis. One pet considered. Available immediately.

Guiseley benefits from having a great number and range of local amenities including high street retail shops, restaurants, bars, supermarkets and traditional pubs. The town is well positioned for commuters, having good links to Leeds and Bradford.



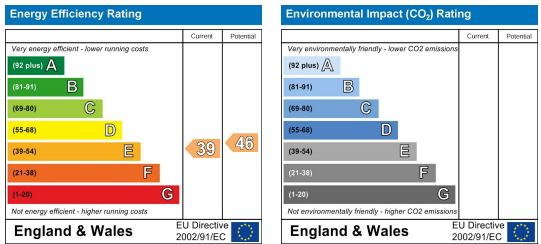
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.