

# HUNTERS®

HERE TO GET *you* THERE



## Silverdale Road

Guiseley, LS20 8AZ

£1,295 Per Calendar Month



This well presented three-bedroom semi-detached home in Guiseley is perfect for families. The property features a spacious living area, modern kitchen, and three well-sized bedrooms, providing plenty of space for everyone. Outside, you'll find a lovely garden, ideal for children to play or for outdoor entertaining. The property also includes a private driveway and a garage, offering convenient off-street parking and additional storage space. Located in a friendly neighbourhood, this home is close to local schools, parks, and amenities, making it an ideal choice for family living.

EPC RATING - D

COUNCIL TAX BAND - C

AVAILABLE END OF AUGUST

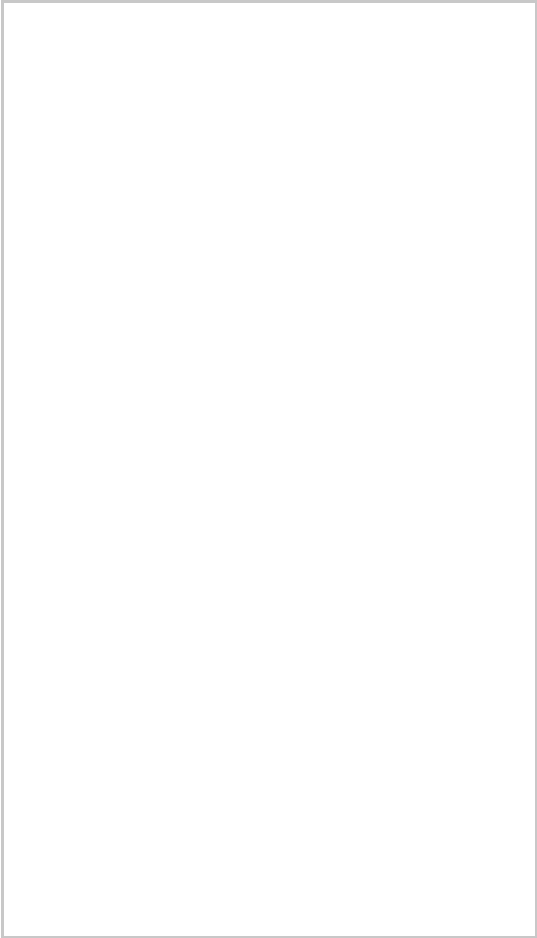
Guiseley benefits from a great number and range of local amenities including high street retail shops, supermarkets, traditional pubs and restaurants. The town is well positioned for commuters, having good road and rail links to the commercial centres of Leeds and Bradford and close to Leeds Bradford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



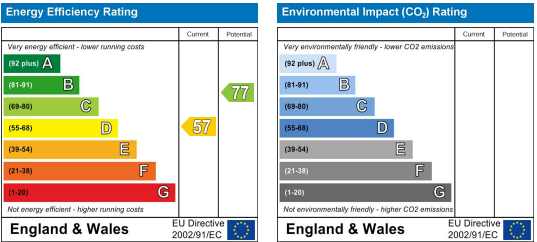
### Area Map



### 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.