



Wells Road, Guiseley Leeds LS20 9AE

welcome to

Wells Road, Guiseley Leeds

A charming and characterful semi-detached home, nestled in a sought-after Guiseley location, just moments from the train station. Spanning four floors, this property offers two generous double bedrooms, a stylish four-piece bathroom, a spacious cellar, and a private, low-maintenance garden.



Guiseley

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

Ground Floor Porch

Enter from the front into the porch with space for coats and shoes.

Lounge

14' 9" Into recess x 13' 3" Into recess (4.50m Into recess x 4.04m Into recess)

A bright and airy room having a character exposed brick fireplace with wood lintel, creating a fabulous focal point in the room. With access to the kitchen and stairs leading to the first floor.

Kitchen

11' 8" Max x 8' 11" Plus recess (3.56m Max x 2.72m Plus recess)

The kitchen is well presented offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback and exposed brick wall. There is an integrated oven and space for a fridge freezer.

Lower Ground Floor Cellar

A useful storage cellar with plumbing for a washing machine.

First Floor Bedroom One

14' 11" Into recess x 13' 4" Into recess (4.55m Into recess x 4.06m Into recess)

A spacious double bedroom with ample space for

free standing furniture.

Bathroom

A beautifully presented bathroom with tiling to splash areas, fitted with a four piece suite comprising a free standing bath with claw feet, shower cubicle, wash hand basin, wc and heated towel rail.

Second Floor Bedroom Two

15' 6" Max x 14' 11" Max inc stairs (4.72m Max x 4.55m Max inc stairs)

A spacious bedroom on the second floor with an exposed brick wall and exposed wood beams which really add character to the room. A skylight allows a good amount of natural light to flow through.

Outside

To the front of the property there is a low maintenance paved garden and a yard area to the rear.



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welcome to

Wells Road, Guiseley Leeds

- CHARACTERFUL SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- STYLISH FOUR PIECE BATHROOM
- LARGE STORAGE CELLAR
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£244,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107235 - 0002

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