

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



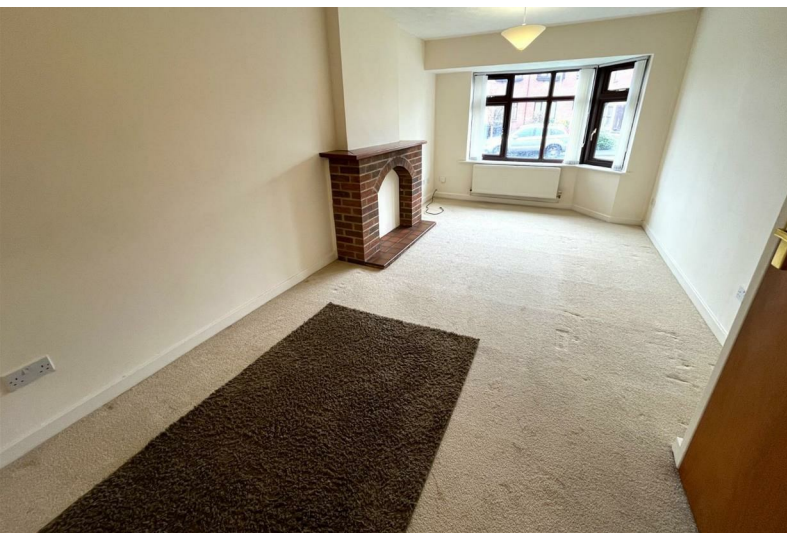
## Bransdale Avenue

Guiseley, Leeds, LS20 8QA

Asking Price £270,000



Council Tax: C





# 17 Bransdale Avenue

Guiseley, Leeds, LS20 8QA

Asking Price £270,000



## Entrance Hall

11'0" (max) - 8'9" (max) (3.35m (max) - 2.67m (max))  
Radiator and store room housing the boiler.

## Lounge Dining Room

19'6" (max) - 10'0" (max) (5.94m (max) - 3.05m (max))  
Radiator, feature fire place and bay window overlooking the front gardens.

## Kitchen

11'8" (max) - 7'6" (max) (3.59m (max) - 2.29m (max))  
Hob with extractor over, double fan oven, stainless sink with drainer, tiled splash back and a range of wall and base units.

## Master Bedroom

12'5" (max) - 8'6" (max) (3.78m (max) - 2.59m (max))  
Built in wardrobes, radiator and windows with views to rear gardens.

## Bedroom Two

9'1" (max) - 9'1" (max) (2.77m (max) - 2.77m (max))  
Radiator and door to rear garden.

## Shower Room

6'11" (max) - 6'0" (max) (2.11m (max) - 1.83m (max))  
Tiled shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

## Front Garden

Mainly grassed with flower beds, bushes and shrubs.

## Driveway

With hard standing for at least one vehicle

## Detached Garage

Up and over garage door, power and light.

## Rear Garden

Mainly grassed lawns with bushes, plants, trees and paved areas.

**SUPERB DOWNSIZING OPPORTUNITY - SEMI-DETACHED BUNGALOW – TWO BEDROOMS – GARDENS FRONT AND REAR – DETACHED GARAGE – DRIVEWAY – SEPARATE KITCHEN – GUISELEY – IN NEED OF SOME MODERNISATION - NO CHAIN**

A great opportunity for anyone looking to downsize, this two bedroom semi-detached bungalow does require some modernisation but has great potential and is available with no chain. Located on a quiet street in Guiseley, the property is within easy distance of shops, parks, bars, restaurants and other great local amenities close by. There are gardens to the front and rear of the property, a detached garage and a driveway to the side. Internally it briefly comprises; entrance hall, store rooms, separate kitchen, lounge dining room, two double bedrooms and shower room. Energy Rating - C



## Road Map



## Hybrid Map



## Terrain Map



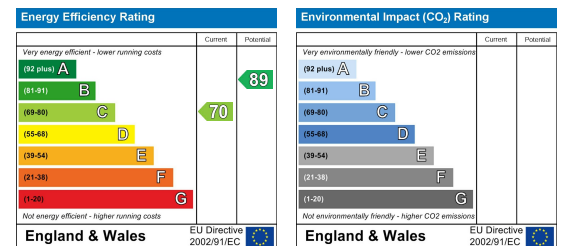
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## 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.