

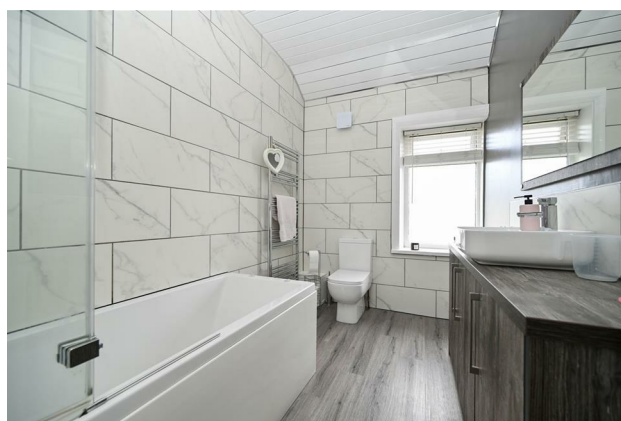
HUNTERS®

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27 Ashtofts Mount, Guiseley, Leeds, LS20 9DB

Offers In The Region Of £256,500

Property Images



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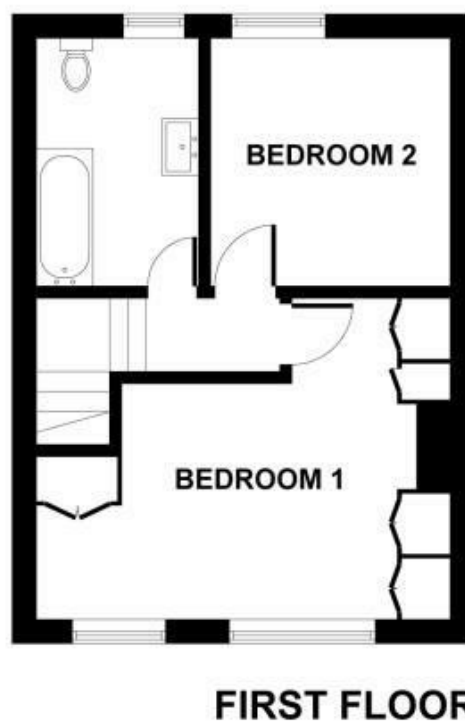
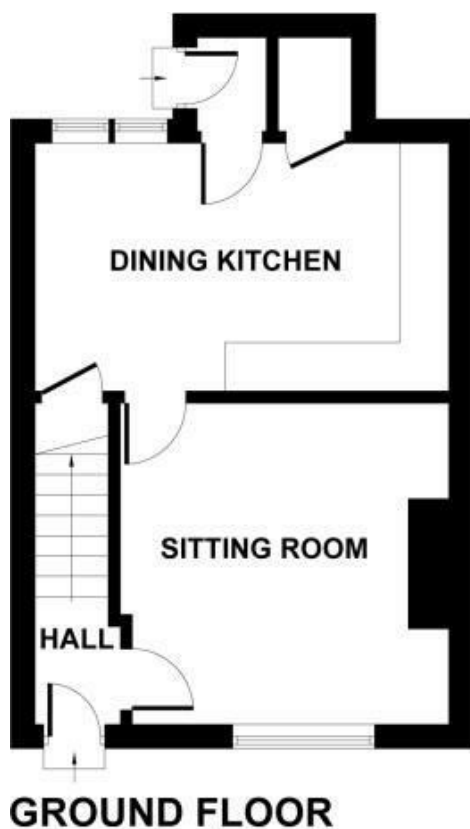
Property Images



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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This property is an ideal home, offering traditional charm with modern amenities and excellent transport links.

Upon entering, you are welcomed by an entrance vestibule leading to the first floor. The sitting room is cozy, featuring a front window, multi-fuel stove with a wood lintel and slate hearth, radiator, telephone and TV points, and ceiling cornice. The spacious dining kitchen is well-equipped with a rear window, door to the rear porch, radiator, ceiling cornice, a range of wall and base units, work surfaces, and integrated appliances including an electric hob, oven, cooker hood, dishwasher, and fridge freezer. It also includes a stainless steel sink with mixer tap and an under-stairs cupboard. Adjacent is a utility cupboard with plumbing for a washing machine, a wall-mounted gas central heating boiler, and lighting. The rear porch provides access to the garden through a double-glazed door.

The first-floor landing features an access hatch to the partially boarded loft with a pull-down ladder. The spacious main bedroom has two front windows, a radiator, telephone point, and built-in wardrobes with shelving, hanging rails, and concealed lighting. The second bedroom is comfortable with a rear window, dado rail, and radiator. The bathroom includes a modern white three-piece suite with a bath, shower attachment, tiled splashbacks, basin with mixer tap, low suite WC, rear window, and radiator.

The rear garden is a well-maintained lawned area with hard standing for a garden shed and a raised planted border, perfect for outdoor relaxation. A right of access exists across the garden.

Features

- STONE TERRACE • LOCATED CLOSE TO THE HEART OF GUISELEY • CLOSE TO TRAIN STATION • RESIDENTS PERMIT PARKING • PERIOD FEATURES THROUGHOUT • LIGHT AND SPACIOUS • TWO DOUBLE BEDROOMS