

HUNTERS[®]

HERE TO GET *you* THERE

5 Silver Cross Way, Guiseley, Leeds, LS20 8FG

Asking Price £325,000

Property Images



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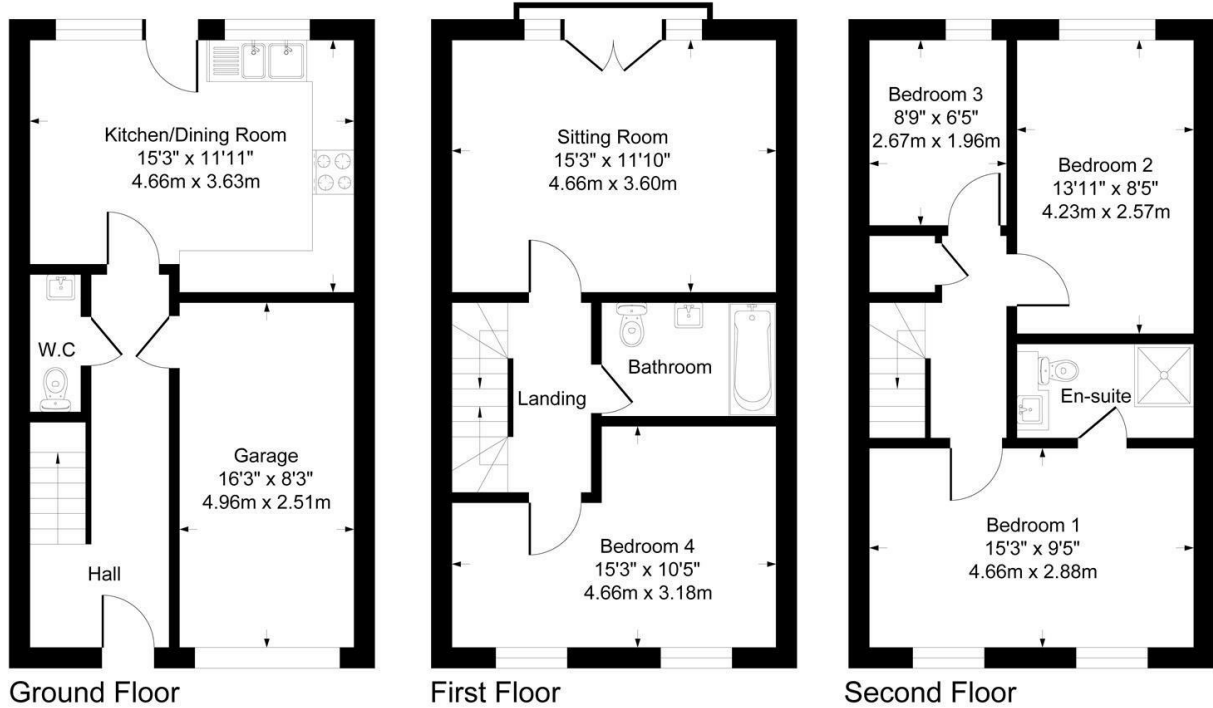


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Approximate Gross Internal Area
1324 sq ft - 123 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | 76 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 - Townhouse Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Leasehold

Offered for sale with no chain involved, this modern townhouse presents a fantastic opportunity for those seeking a contemporary home in a highly convenient location. Situated within walking distance of excellent amenities, schools, and transport links, the property is perfectly suited for families and professionals alike. The ground floor features an entrance hallway providing access to the integral garage, a guest W.C., and a modern dining kitchen complete with integral appliances, offering a practical and stylish space for cooking and dining.

On the first floor, the spacious lounge benefits from a Juliet balcony, allowing for plenty of natural light and a pleasant outlook. Additionally, there is a double bedroom and a house bathroom featuring a three-piece suite in white. The second floor accommodates three further bedrooms, including the master, which boasts an en suite shower room for added privacy and convenience.

Externally, the property offers a driveway to the front leading to the integral garage, providing off-street parking. To the rear, an enclosed lawned garden with a patio seating area offers a peaceful outdoor space for relaxation or entertaining.

Located in Guiseley, the home is close to a wealth of amenities, including highly regarded schools, retail parks with shops such as Marks and Spencer, Next, and Argos, as well as a variety of restaurants, wine bars, and leisure facilities like Nuffield Leisure Complex and Aireborough Sports Centre. Commuters will appreciate the nearby bus services, Guiseley railway station with links to Leeds and Bradford, and the A65 and A658 roads. Leeds Bradford Airport is just a 10-minute drive away, making this an ideal location for easy access to travel and local conveniences.

Features

• MODERN TOWNHOUSE • OPEN ASPECT AT FRONT • LOUNGE WITH JULIET STYLE BALCONY • ENSUITE TO MASTER • DINING KITCHEN • CLOSE TO TRAIN STATION, SHOPS AND AMENITIES • ENCLOSED GARDEN TO REAR • INTEGRAL GARAGE AND GUEST WC • OVER THREE FLOORS