

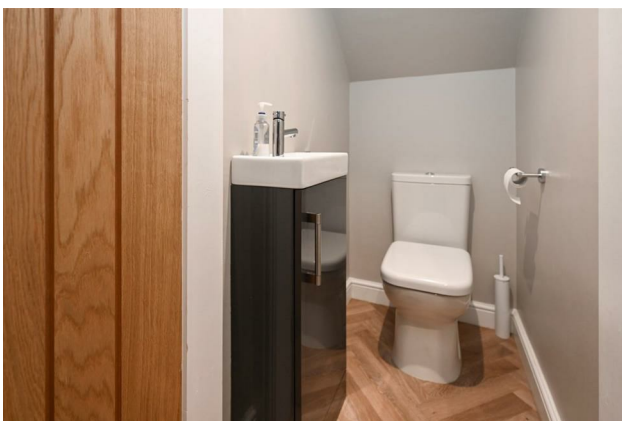
HUNTERS®

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11 Nethercliffe Road, Guiseley, Leeds, LS20 9HL

Asking Price £350,000

Property Images



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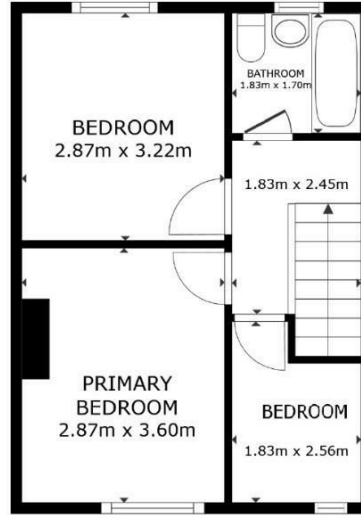


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GROSS INTERNAL AREA
 FLOOR 1 48.9 m² FLOOR 2 33.2 m²
 TOTAL : 82.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This charming 1930s semi-detached home offers a perfect blend of period character and modern living, having been thoughtfully extended to the rear to create a stunning open-plan living kitchen. Situated on a generously sized plot, the property also presents the potential for further side extension, subject to the necessary planning consents.

Upon entering, you are greeted by an inviting entrance hallway, complete with a part-stained glass window that adds a touch of elegance. The main lounge is a cosy retreat, featuring a log-burning stove, ideal for relaxing evenings. To the rear, the extended open-plan living kitchen is the heart of the home, offering ample space for both dining and entertaining. This light-filled area boasts patio doors that open directly onto the rear garden. Additional ground floor accommodation includes a utility room and a convenient guest WC.

The first floor provides three well-proportioned bedrooms, all beautifully presented, along with the main house bathroom. Every detail has been meticulously maintained, ensuring the property is move-in ready.

Externally, the property benefits from a driveway at the front, providing off-street parking for at least two vehicles, alongside a garage to the side. The rear garden is a delightful mix of paved seating areas and a lush lawn, perfect for family gatherings or simply enjoying the outdoors.

Located within easy reach of Parkinson Park, Guiseley train station, and an excellent range of local shops, schools, and amenities, this home offers convenience alongside its undeniable appeal. Immaculately presented and brimming with potential, this property is an exceptional opportunity for those seeking a forever home in a desirable location.

Features

- EXTENDED 1930'S SEMI • OPEN PLAN LIVING KITCHEN • UTILITY ROOM AND GUEST WC • LOG BURNING STOVE • DETACHED GARAGE AND DRIVEWAY • CUL DE SAC POSITION • CLOSE TO PARK AND TRAIN STATION • SUPERBLY PRESENTED • SOME PERIOD FEATURES • IDEAL FAMILY HOME