

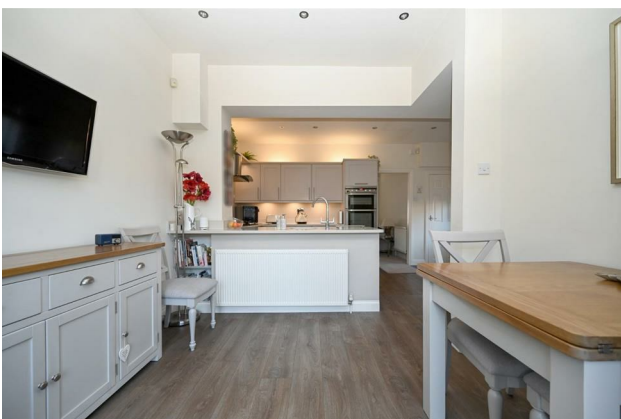
HUNTERS®

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44 Back Lane, Guiseley, Leeds, LS20 8EB

Offers In Excess Of £350,000

Property Images



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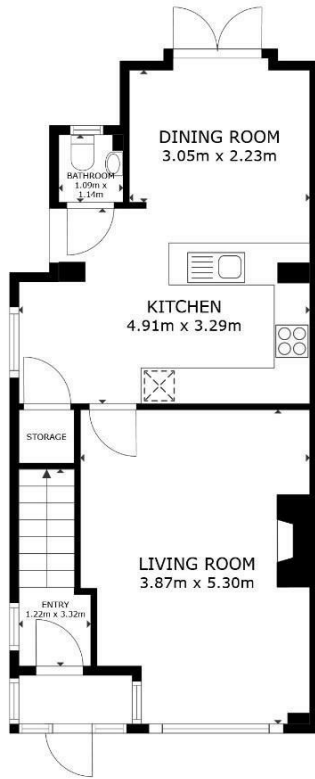
Property Images



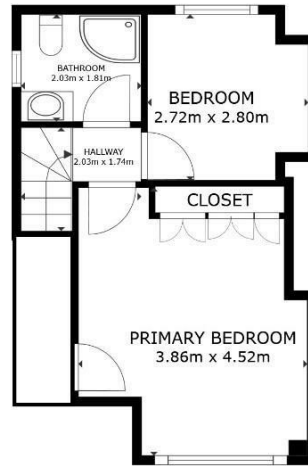
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Property Images



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 48.8 m² FLOOR 2 30.0 m²
 TOTAL : 78.8 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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This well-positioned property enjoys a convenient location close to picturesque open countryside, perfect for those who love scenic walks. The area offers a range of recreational facilities, catering to a variety of interests. Guiseley town centre is within easy reach and provides an excellent selection of shops, cafes, restaurants, and bars, alongside several schools in the vicinity. The property also benefits from excellent transport links, with Leeds and Bradford city centres, as well as surrounding areas, accessible via car or local bus and train services. Guiseley railway station is centrally located, ensuring convenient commutes.

The accommodation features gas-fired central heating and sealed unit double glazing throughout. On the ground floor, a double-glazed porch with a storage cupboard leads to the entrance vestibule, which includes stairs to the first floor and a window to the side. The sitting room boasts a charming box bay window, two radiators, and an open fire set within an Adam-style surround with a marble hearth. The extended dining kitchen offers modern fittings, integrated appliances, tiled splashbacks, and patio doors leading to a beautifully landscaped rear garden. There is also a cloakroom with a WC, basin, and part-tiled walls.

Upstairs, the landing leads to two well-appointed bedrooms, both with built-in wardrobes providing ample storage. The main bedroom includes a box bay window and ceiling cornice, while the second bedroom has loft access. The shower room features a corner shower cubicle, basin with storage, and fully tiled walls.

Outside, the front garden includes a paved patio and driveway with parking for several vehicles, leading to a garage with power and lighting. The rear garden features a timber decked area, lawn, and planted borders, creating an inviting outdoor space.

Features

- ATTRACTIVE STONE SEMI • EXTENDED DINING KITCHEN • HIGH SPECIFICATION • CLOSE TO HEART OF GUISELEY • LANDSCAPED GARDENS • GARAGE AND DRIVEWAY • GUEST WC • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR • CLOSE TO TRAIN STATION