

96 Silverdale Avenue, Guiseley, Leeds, LS20 8PU

Asking Price £425,000

Property Images



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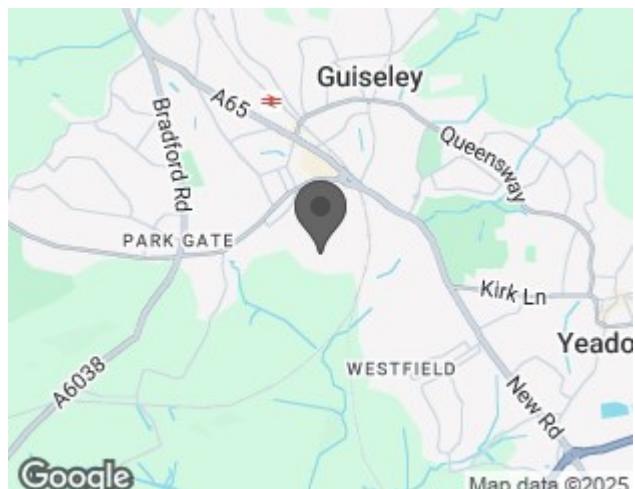
GROSS INTERNAL AREA
 FLOOR 1: 61 m², FLOOR 2: 57 m²
 EXCLUDED AREAS: GARAGE: 14 m²
 TOTAL: 118 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Link Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

This beautifully presented link-detached family home is situated in a highly sought-after area of Guiseley and benefits from a double-storey rear extension, offering spacious and versatile living accommodation. With an open aspect to the rear, this property is perfect for families looking for a blend of comfort and convenience.

Upon entering, the welcoming hallway provides access to a cloaks cupboard, a guest WC, and an integral garage. The lounge is a well-proportioned space ideal for relaxation, while the impressive open-plan living kitchen and dining area is the heart of the home. This contemporary space is perfect for both family life and entertaining, with doors leading directly onto the rear garden, allowing for seamless indoor-outdoor living.

Upstairs, there are four well-sized bedrooms, including a spacious master bedroom complete with an ensuite shower room. The remaining bedrooms are served by a modern house bathroom, ensuring practicality for a growing family.

Externally, the property benefits from a driveway providing off-street parking, leading to a single garage. The rear garden offers a wonderful outdoor space for children to play or for hosting summer gatherings, with pedestrian access to the garage for additional convenience.

Guiseley is a vibrant and well-connected location, boasting an excellent range of amenities, including highly regarded schools catering to all age groups, independent shops, and larger retail outlets such as Marks & Spencer Food Hall, Next, and Argos. The area is home to a variety of restaurants, wine bars, and leisure facilities, including the Nuffield Leisure complex and Aireborough Sports Centre. Ideal for commuters, Guiseley benefits from a well-serviced railway station with direct links to Leeds and Bradford, as well as easy access to major roads such as the A65 and A658. Leeds Bradford Airport is also just a short drive away.

Features

- LINK DETACHED FAMILY HOME WITH DOUBLE STOREY EXTENSION • SOUGHT AFTER PART OF GUISELEY
- OPEN PLAN LIVING KITCHEN • INTEGRAL GARAGE • FOUR DOUBLE BEDROOMS
- ENCLOSED GARDEN • OPEN OUTLOOK TO REAR • CLOSE TO SCHOOLS AND TRAIN STATION
- HUNTERS 360 TOUR • GUEST WC