

# HUNTERS®

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**10 The Birches, Guiseley, Leeds, LS20 9EH**

**Offers In The Region Of £265,000**

**Property Images**





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## Property Images



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Total Area: 94.3 m<sup>2</sup> ... 1016 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

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

## Summary

### Three-Bedroom Semi-Detached Home in Prime Guiseley Location – In Need of Refurbishment

Situated in one of Guiseley's most sought-after residential areas, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to put their own stamp on a property. Requiring refurbishment throughout, the home offers excellent potential for improvement and even the possibility to extend over the garage, subject to the necessary planning permissions.

The accommodation comprises an entrance hallway leading to a spacious open-plan living and dining area, providing a versatile space for relaxation and entertaining. The fitted kitchen is positioned to the rear of the property, while a ground floor bathroom adds to the convenience of the layout. To the first floor, there are three well-proportioned bedrooms, offering ample space for a growing family or those requiring a home office.

Externally, the property benefits from low-maintenance gardens to both the front and rear. A private driveway provides off-street parking and leads to an adjoining garage, offering additional storage or potential for conversion.

The location is highly desirable, with excellent access to a range of local amenities, including shops, cafés, and restaurants. Families will appreciate the proximity to highly regarded local schools, while commuters will benefit from the nearby Guiseley train station, providing regular services to Leeds, Bradford, and beyond.

Offered to the market with no onward chain, this property represents a fantastic investment opportunity for those seeking a renovation project in a prime location. Early viewing is highly recommended.

## Features

- SOUGHT AFTER LOCATION • IN NEED OF REFURBISHMENT • ADJOINING GARAGE AND DRIVEWAY • SCOPE TO EXTEND - SUBJECT TO PLANNING • CLOSE TO SCHOOLS AND TRAIN STATION • NO ONWARD CHAIN • EXTENDED TO REAR