

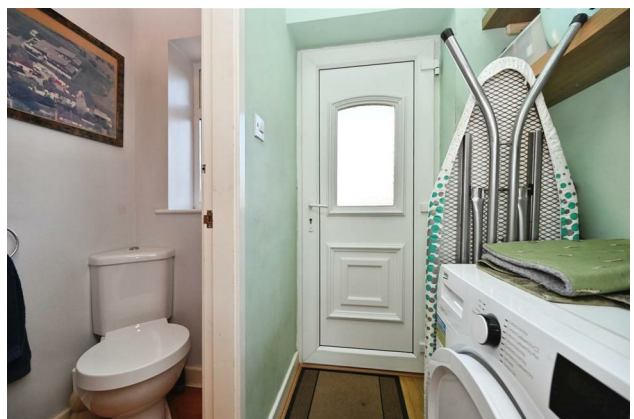
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15 The Elms, Guiseley, Leeds, LS20 9ES

Offers In Excess Of £325,000

Property Images



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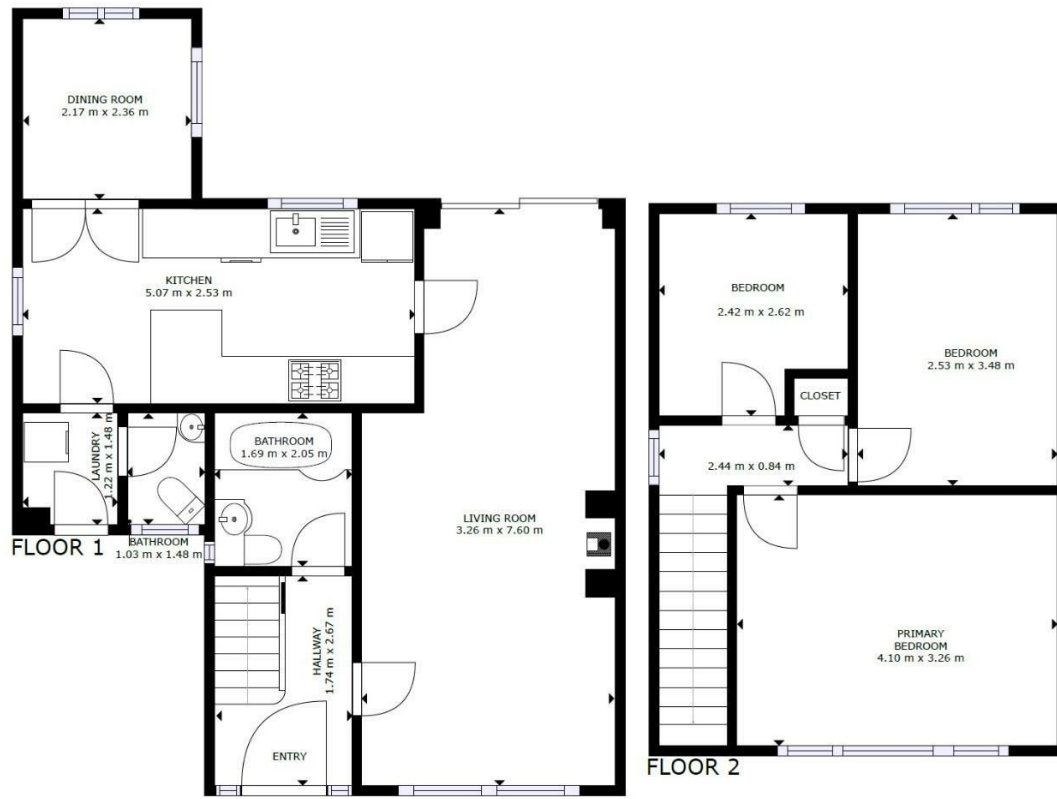
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GROSS INTERNAL AREA
FLOOR 1: 53 m², FLOOR 2: 35 m²
TOTAL: 88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

A CHARMING THREE-BEDROOM SEMI-DETACHED HOME WITH EXTENDED LIVING SPACE IN A TRANQUIL CUL-DE-SAC LOCATION, OFFERING DISTANT VIEWS.

This beautifully presented semi-detached home has been thoughtfully extended and enhanced, providing spacious and versatile accommodation. Situated in a quiet cul-de-sac, the property enjoys a pleasant setting with far-reaching views to the rear. It is conveniently located close to a range of local amenities, making it an ideal choice for families and professionals alike.

The ground floor comprises a welcoming entrance hall, a light-filled dual-aspect sitting room featuring a cosy log-burning stove, and a superbly extended breakfast kitchen. There is also a separate dining room, a useful entrance vestibule, a downstairs cloakroom, and a family bathroom. Upstairs, the first-floor landing leads to three well-proportioned bedrooms.

Externally, the property benefits from attractive gardens to the front and rear, offering ample outdoor space for relaxation and entertaining. A driveway provides off-street parking, and an EV charging point is also installed for convenience.

Positioned at the top of The Elms, this home enjoys a peaceful setting with easy access to a variety of local shops and highly regarded schools. For those who enjoy the outdoors, there are numerous scenic walks and recreational facilities nearby. The property is also well-connected for commuters, with Leeds and Bradford city centres easily accessible via road, bus, or rail. Guiseley train station is centrally located, providing regular services to surrounding areas.

An internal viewing is highly recommended to fully appreciate the space and charm this delightful home has to offer.

Features

- QUIET CUL DE SAC LOCATION • FAR REACHING VIEWS • EXTENDED FAMILY HOME • CLOSE TO THE HEART OF GUISELEY • THREE GOOD SIZED BEDROOMS • SPACIOUS DUAL ASPECT LIVING SPACE WITH LOG BURNING STOVE • BREAKFAST KITCHEN AND DINING ROOM • UTILITY ROOM AND GUEST WC • IDEAL FAMILY HOME CLOSE TO SCHOOLS • HUNTERS 360 TOUR