

# HUNTERS®

HERE TO GET *you* THERE

**6 Butts Terrace, Guiseley, Leeds, LS20 9AZ**

**Asking Price £245,000**

**Property Images**





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## Property Images



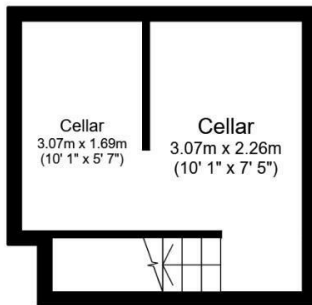
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Property Images

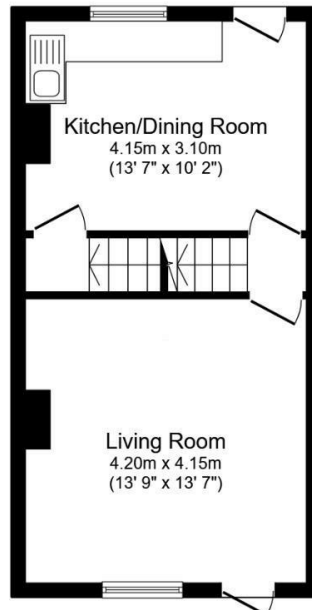
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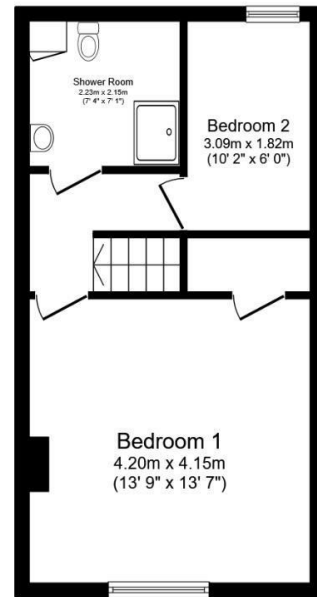
**Cellar**

Floor area 16.2 sq.m. (174 sq.ft.)



**Ground Floor**

Floor area 34.4 sq.m. (371 sq.ft.)



**First Floor**

Floor area 34.4 sq.m. (371 sq.ft.)

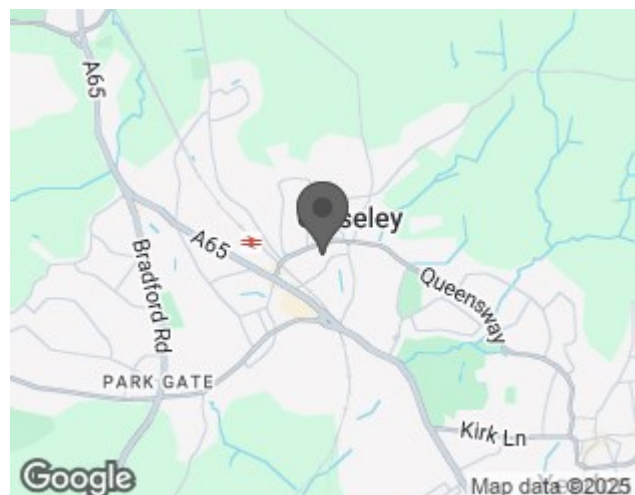
**Total floor area: 85.1 sq.m. (916 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>51</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Nestled in the heart of Guiseley, this delightful two-bedroom through stone terrace boasts an array of character features and offers an excellent opportunity to create a wonderful home. With its prime central location, this property is within easy walking distance of Guiseley railway station, making it perfect for commuters.

The accommodation includes a charming kitchen-diner with a traditional stone floor, offering a warm and inviting space for dining and entertaining. There is also access to a useful cellar, ideal for storage. The cosy lounge, situated at the rear of the property, provides a relaxing retreat with direct access to the rear garden.

Upstairs, the first floor features two well-proportioned bedrooms. The spacious master bedroom is full of character, complete with a feature fireplace, while the second bedroom is positioned at the front of the house. The shower room comprises a modern three-piece suite, including a generous double shower cubicle.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space to enjoy.

Guiseley is a thriving and sought-after location, offering a wealth of local amenities. There are highly regarded schools catering for all ages, a variety of independent shops, and popular retail parks featuring Marks & Spencer Food Hall, Next, and Argos. The area also boasts a diverse selection of restaurants, wine bars, and leisure facilities, including Nuffield Health and Aireborough Sports Centre.

For commuters, Guiseley provides excellent transport links. Regular bus services and the nearby railway station offer connections to Leeds and Bradford, while the A65 and A658 Harrogate Road provide convenient access by car. Leeds Bradford Airport is just a ten-minute drive away, making this an ideal location for frequent travellers.

Don't miss the opportunity to view this charming home in a fantastic location!

## Features

- CLOSE TO CENTRE OF GUISELEY • PERIOD FEATURES THROUGHOUT • USEFUL CELLAR • GARDEN WITH SOUTHERLY ASPECT • HUNTERS 360 TOUR • DINING KITCHEN • EXPOSED WOODEN FLOORS • CLOSE TO TRAIN STATION