

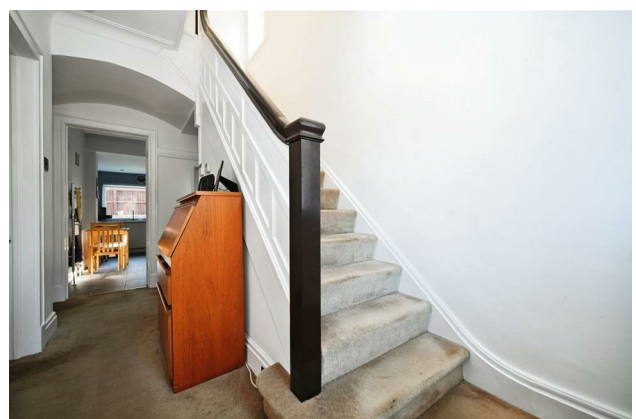
# HUNTERS®

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**2 Netherfield Road, Guiseley, Leeds, LS20 9HE**

**Asking Price £375,000**

**Property Images**

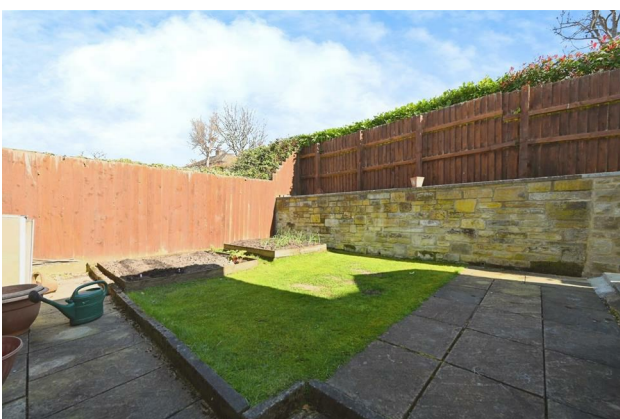
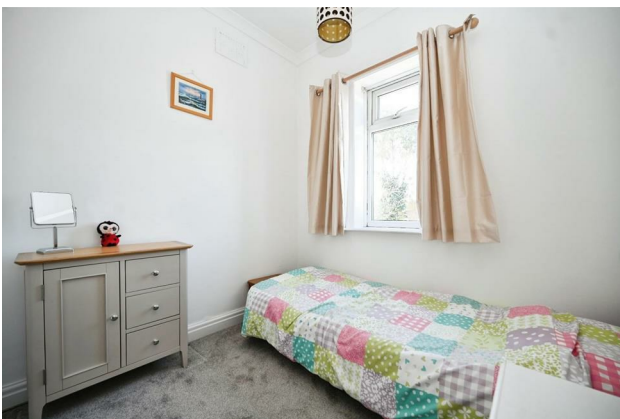




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## Property Images



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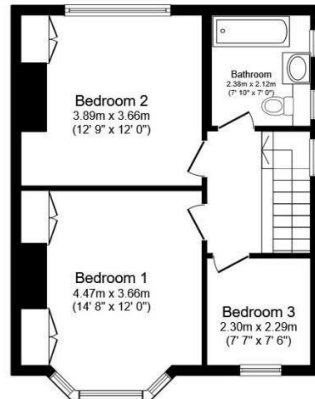
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**Ground Floor**

Floor area 72.1 sq.m. (776 sq.ft.)



**First Floor**

Floor area 47.7 sq.m. (513 sq.ft.)

Total floor area: 119.8 sq.m. (1,289 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	76
		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This charming extended stone-built semi-detached home offers spacious and beautifully presented accommodation, just a short stroll from the town's many amenities and excellent transport links. Thoughtfully updated by the current owners, the property seamlessly blends modern conveniences with its original character features, creating an inviting and stylish living space suited to a variety of buyers.

The ground floor boasts two generous reception rooms, with the family room opening onto the rear garden through sliding doors, allowing for an abundance of natural light. The well-appointed breakfast kitchen is fitted with a range of appliances, providing a functional and attractive cooking space. A highly practical utility room, with access to both the front and rear of the property, enhances convenience, while a contemporary shower room and a welcoming entrance hall complete the ground floor accommodation.

Upstairs, the property continues to impress with two spacious double bedrooms, both featuring fitted wardrobes, alongside a further well-proportioned bedroom. A modern and stylish house bathroom serves the first floor, offering a relaxing retreat.

Externally, the home benefits from ample off-road parking for multiple vehicles. The enclosed rear garden provides a mix of lawned and flagged areas, perfect for outdoor dining and relaxation, while two vegetable plots add to its charm and practicality.

Situated in the desirable area of Guiseley, the property enjoys close proximity to open countryside, offering an array of picturesque walks and recreational opportunities. The bustling town centre is within easy reach, providing a wide selection of shops, cafes, restaurants, and bars. Families will appreciate the excellent local schools, while commuters benefit from convenient access to Leeds and Bradford via road, bus, or train services from the centrally located Guiseley railway station.

## Features

- EXTENDED STONE SEMI • MODERN BREAKFAST KITCHEN • CLOSE TO HEART OF GUISELEY AND TRAIN STATION • HUNTERS 360 TOUR • ENCLOSED GARDEN TO REAR • NO ONWARD CHAIN • WELL PROPORTIONED ROOMS • PERIOD FEATURES • UTILITY AND GUEST WC • CLOSE TO SCHOOLS AND SHOPS