

HUNTERS®

HERE TO GET *you* THERE

23 Kelcliffe Avenue, Guiseley, Leeds, LS20 9EW

Offers In Excess Of £250,000

Property Images



Property Images



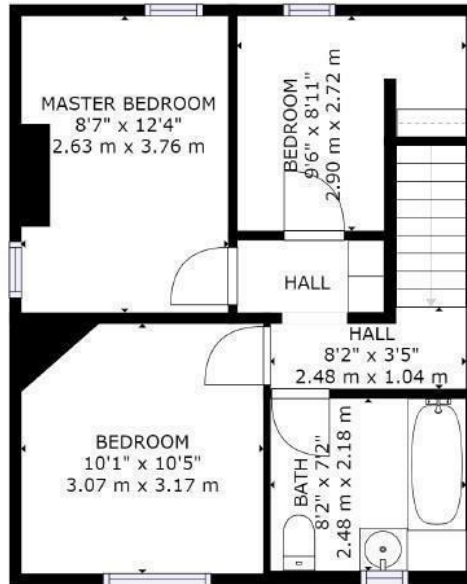
HUNTERS[®]

HERE TO GET *you* THERE

Property Images



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 439 sq ft, 41 m², FLOOR 2: 429 sq ft, 40 m²
TOTAL: 868 sq ft, 81 m²



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	88
(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		EU Directive 2002/91/EC

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

An immaculate and beautifully presented inner terrace home, finished to a high standard throughout. Ideally located in the heart of Guiseley, this property is perfect for first-time buyers or buy-to-let investors seeking a stylish and convenient home.

The standout feature is the stunning dining kitchen, complete with quartz worktops, a breakfast bar, and French doors opening onto a south-facing rear garden. The cosy lounge features a charming log-burning stove, adding warmth and character.

The accommodation comprises three well-proportioned bedrooms, a modern house bathroom, and a spacious dining kitchen that flows seamlessly to the outdoor space. Externally, there is off-street parking to the front. The rear garden is paved, enclosed by fencing, and benefits from a sunny aspect. Please note, access to the garden is via a right of way over a neighbouring property.

Situated just a short walk from Guiseley train station, as well as local shops, schools, and amenities, the location offers excellent transport links and everyday convenience.

Features

- SUPERB DINING KITCHEN • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • LOG BURNING STOVE • CENTRAL GUISELEY LOCATION • CLOSE TO SHOPS, SCHOOLS AND TRAIN STATION • IDEAL FOR FIRST TIME BUYER • VIEWING ESSENTIAL