

# HUNTERS®

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**32 Silverdale Grange, Guiseley, Leeds, LS20 8PX**

**Offers In Excess Of £400,000**

Property Images



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## Property Images





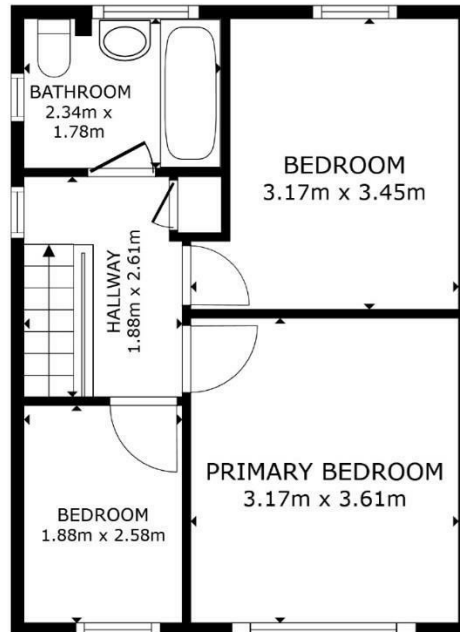
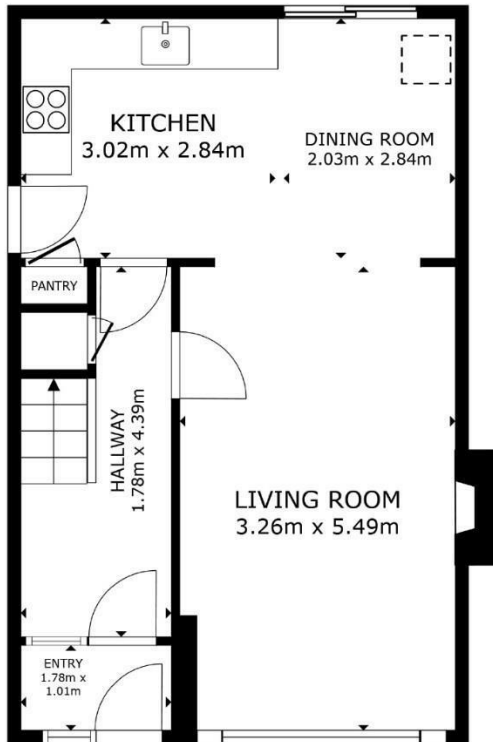
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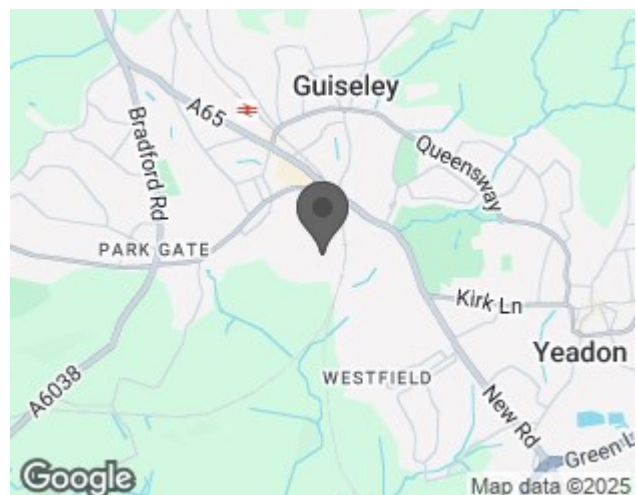
GROSS INTERNAL AREA  
FLOOR 1 43.4 m<sup>2</sup> FLOOR 2 36.9 m<sup>2</sup>  
TOTAL : 80.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

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

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

An excellent opportunity to purchase this immaculate three-bedroom detached home in central Guiseley. Offering stylish open-plan living, the ground floor features a spacious lounge, dining area, and modern fitted kitchen with sleek white high-gloss units, integral appliances, and wood laminate flooring throughout. The light, neutral decor enhances the bright and airy atmosphere, while the contemporary bathroom boasts ceramic wall tiling. The property benefits from PVCu double glazing, gas central heating, and well-maintained front and rear gardens.

Situated in the sought-after area of Guiseley, the home provides easy access to a wealth of local amenities, including the train station and well-regarded schools. Early viewing is highly recommended.

The entrance porch leads into a welcoming hallway with laminate wood flooring, an under-stairs storage cupboard, and a staircase to the first floor. The lounge features a fitted electric fire, a modern surround, and a large PVCu double glazed window. Flowing seamlessly into the dining kitchen, this space includes white high-gloss units, integrated appliances, a pantry, and double glazed sliding patio doors opening onto the rear garden.

Upstairs, the landing provides loft access and a fitted cupboard. The three well-proportioned bedrooms each have PVCu double glazed windows and central heating radiators. The modern bathroom includes a white three-piece suite with a shower over the bath, a wall-hung wash hand basin, and ceramic wall tiling.

Externally, the front garden is lawned, with a double-width paved driveway leading to a single garage. The rear garden is enclosed, featuring a paved patio and lawned area, perfect for outdoor relaxation and entertaining.

## Features

- DETACHED FAMILY HOME • CENTRAL GUISELEY LOCATION • SCOPE TO EXTEND • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • CLOSE TO SCHOOLS AND TRAIN STATION • HUNTERS 360 TOUR • OPEN PLAN LIVING SPACES • GARAGE AND DRIVEWAY • SUPERBLY PRESENTED • FULL OF NATURAL LIGHT