

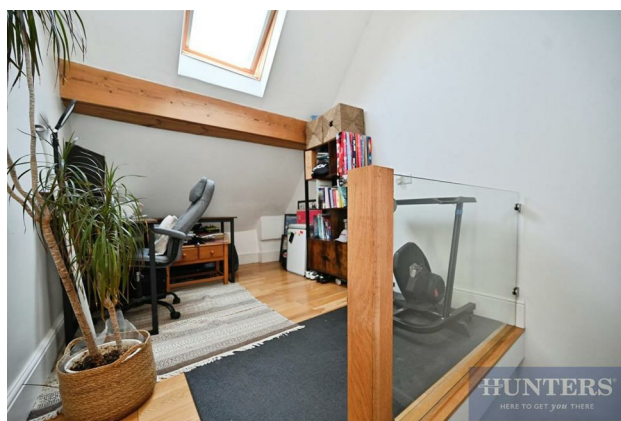
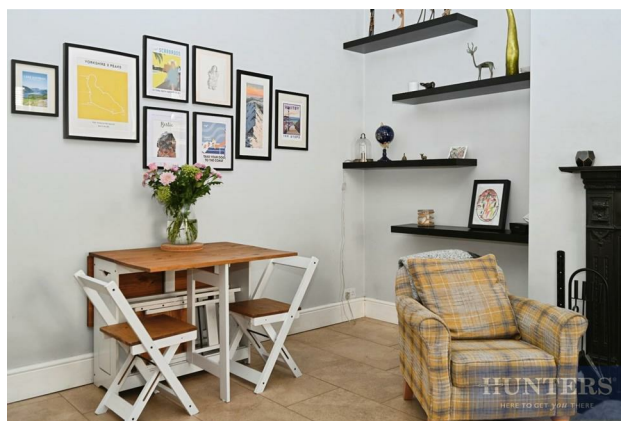
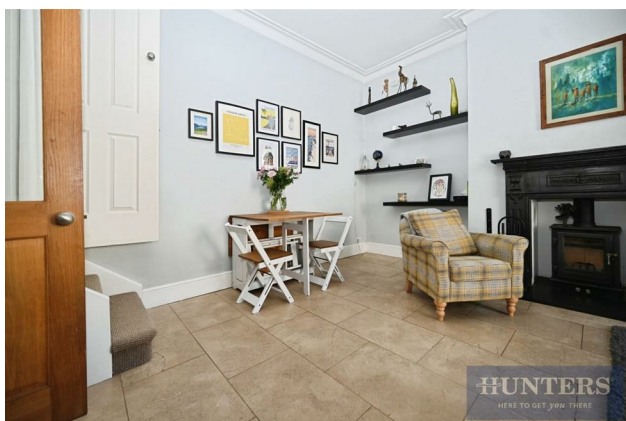
HUNTERS®

HERE TO GET *you* THERE

15 Wells Road, Guiseley, Leeds, LS20 9AE

Asking Price £250,000

Property Images



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Property Images



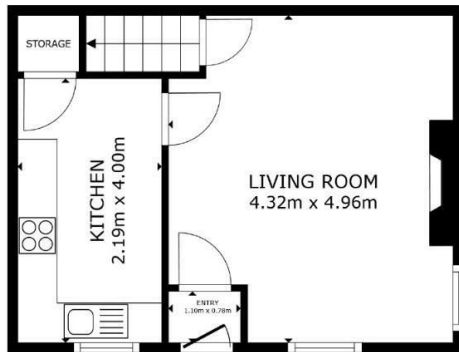
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Property Images

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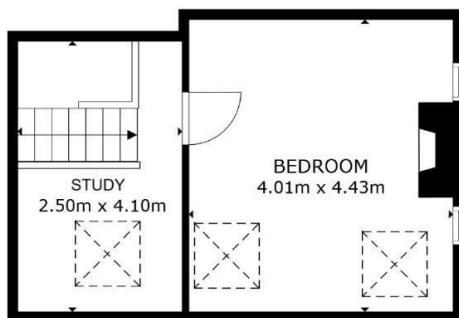
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FLOOR 1



FLOOR 2



FLOOR 3

CELLAR NOT
SHOWN

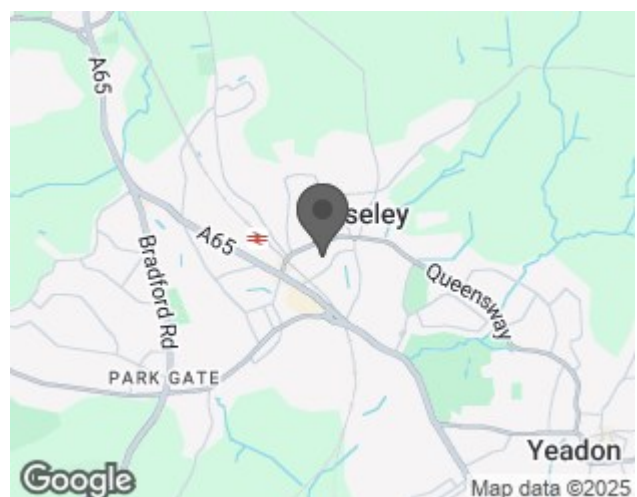
GROSS INTERNAL AREA
FLOOR 1 32.8 m² FLOOR 2 30.4 m² FLOOR 3 28.4 m²
TOTAL : 91.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	80
(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 - Terraced Beds: 2 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

This charming property enjoys a superb location close to beautiful open countryside, ideal for those who enjoy scenic walks and outdoor activities. The area also offers a variety of recreational facilities, making it perfect for a wide range of lifestyles. Guiseley town centre is within easy walking distance and provides an excellent selection of amenities, including shops, cafes, restaurants and bars, along with several schools in the surrounding area. For commuters, the property is particularly well connected, with Guiseley railway station just a short walk away and convenient access to Leeds, Bradford and other nearby areas by car, bus or train.

The property itself offers stylish and well-presented accommodation, full of character and modern comforts. On the ground floor, a welcoming vestibule leads into a spacious and light-filled sitting room with dual aspect windows, attractive limestone flooring and a feature fireplace. The adjoining kitchen is well equipped with a range of fitted units, a gas hob with extractor, electric oven and tiled splash backs, also benefiting from limestone flooring. From here, there is access to a useful cellar, arranged into two storage rooms with plumbing for a washing machine and housing the central heating boiler.

Upstairs, the first floor offers a generous main bedroom with windows to two sides and a stylish bathroom featuring a freestanding roll-top bath, separate shower, basin and w.c., all complemented by slate tiled flooring with underfloor heating. On the second floor is a versatile office or study area with oak flooring and exposed beams, leading through to a second spacious bedroom with multiple windows, a characterful fireplace and charming features throughout.

Externally, the home boasts private off-road parking and a delightful enclosed garden with a decked seating area, crushed slate borders and a range of shrubs, creating a perfect space to relax.

Features

- DECEPTIVELY SPACIOUS HOME SET OVER FOUR FLOORS • LOCATED CLOSE TO THE HEART OF GUISELEY • LOW MAINTENANCE GARDENS • HUNTERS 3D TOUR • TWO DOUBLE BEDROOMS • PERIOD FEATURES THROUGHOUT • CLOSE TO TRAIN STATION