

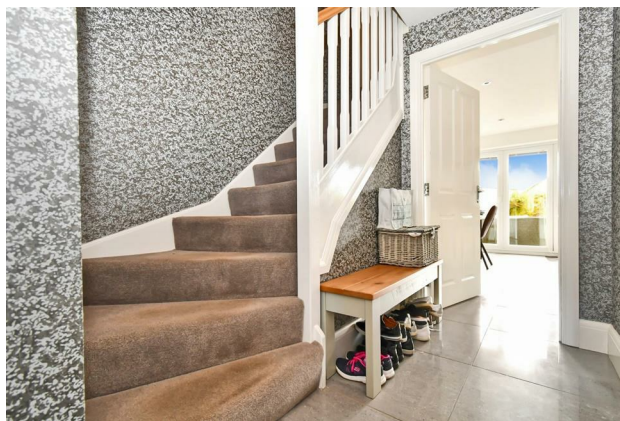
# HUNTERS®

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**3 Jacquard Gardens, Guiseley, Leeds, West Yorkshire, LS20 9FP**

**Offers In Excess Of £450,000**

Property Images

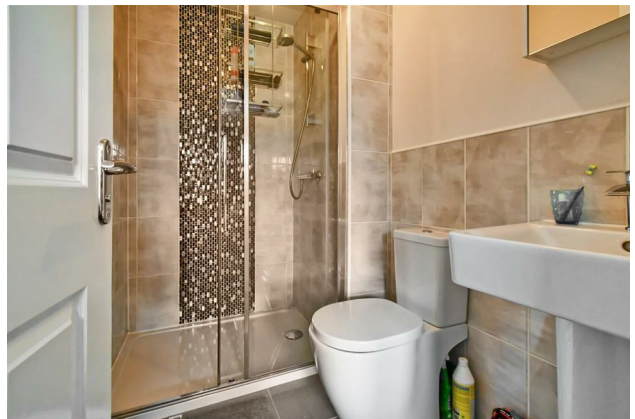




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## Property Images





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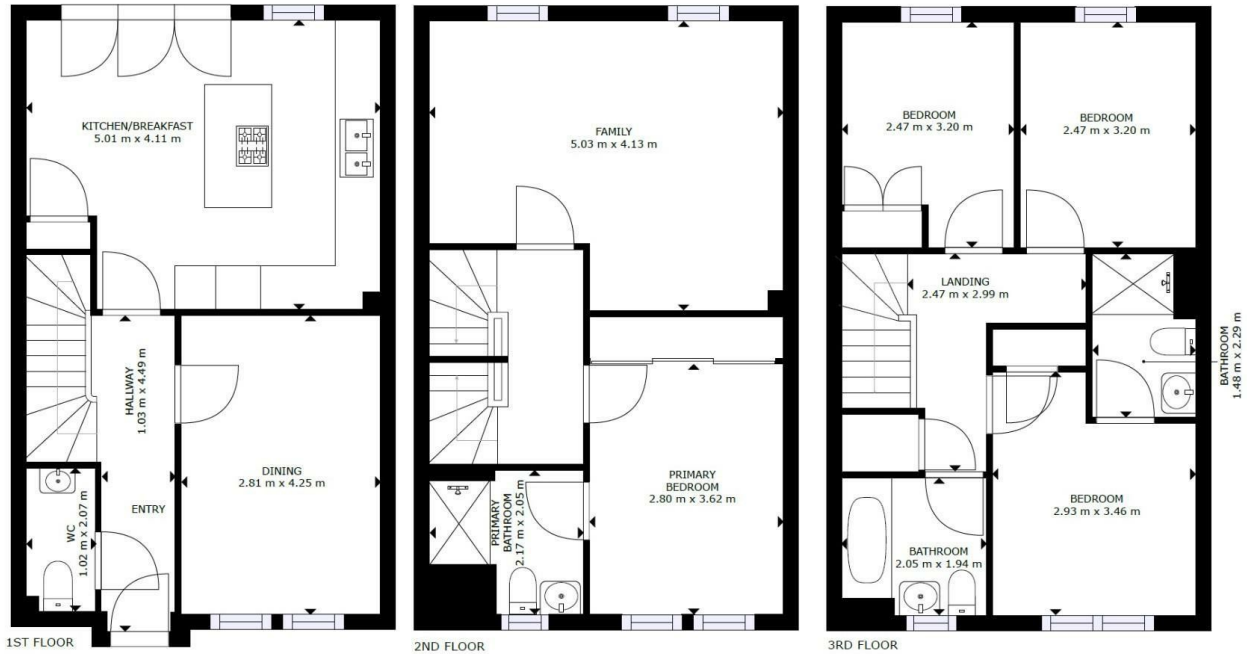
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## Property Images



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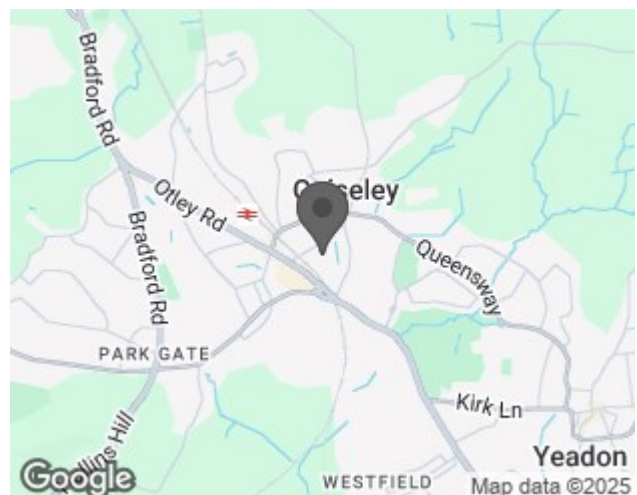
GROSS INTERNAL AREA  
1ST FLOOR: 42 m<sup>2</sup>, 2ND FLOOR: 42 m<sup>2</sup>, 3RD FLOOR: 42 m<sup>2</sup>  
TOTAL: 126 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>80</b>	<b>87</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		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Reception: 2 Tenure: Freehold

## Summary

Introducing this stunning four bedroom modern town house, situated in a highly sought-after location with excellent transport links and prestigious schools nearby.

This impressive property boasts accommodation over three spacious floors, offering ample living space for a growing family. The ground floor comprises a welcoming entrance hall, formal dining room and a bright and airy open-plan living kitchen with dining area with bi folding doors leading out to a beautiful landscaped garden with a southerly aspect, perfect for outdoor entertaining and relaxation.

To the first floor can be found the lounge with a good amount of natural light and the master bedroom with en-suite shower room. The second floor offers three additional bedrooms, including a spacious guest bedroom with an en-suite bathroom and ample storage space. A stylish family bathroom with modern fixtures and fittings completes this floor.

The property benefits from a convenient location, just a short walk from the train station, providing easy access to nearby towns and cities. The area also offers a range of highly regarded schools, making it an ideal choice for families.

Overall, this modern town house offers contemporary living at its best, with spacious accommodation, a large garden with a southerly aspect, and a prime location. Viewing is highly recommended to appreciate everything this property has to offer.

## Features

- MODERN TOWNHOUSE • CENTRAL GUISELEY LOCATION • DINING KITCHEN WITH BI FOLDS • ADJOINING GARAGE • STYLISH FIXTURES AND FITTINGS • LARGE GARDEN WITH SOUTHERLY ASPECT • PERFECT FAMILY HOME • CLOSE TO SCHOOLS • HUNTERS 360 TOUR • EPC RATING = B