

# HUNTERS®

HERE TO GET *you* THERE

12 Fieldhead Road, Guiseley, Leeds, LS20 8DT

Offers In Excess Of £450,000

Property Images





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## Property Images

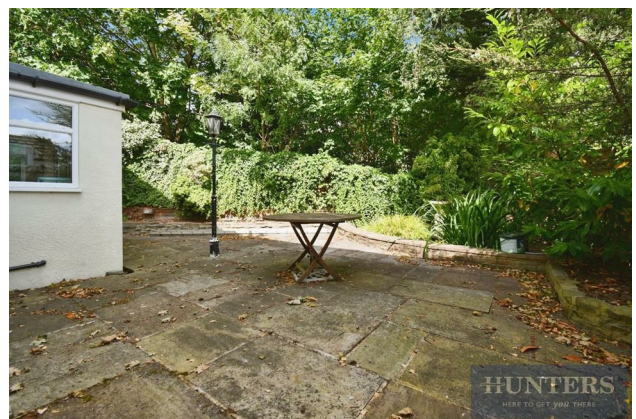
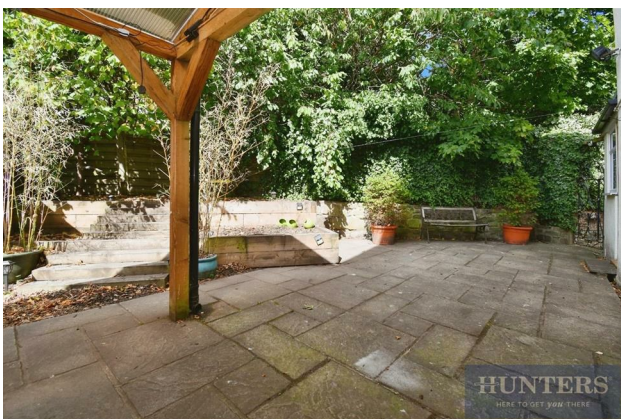




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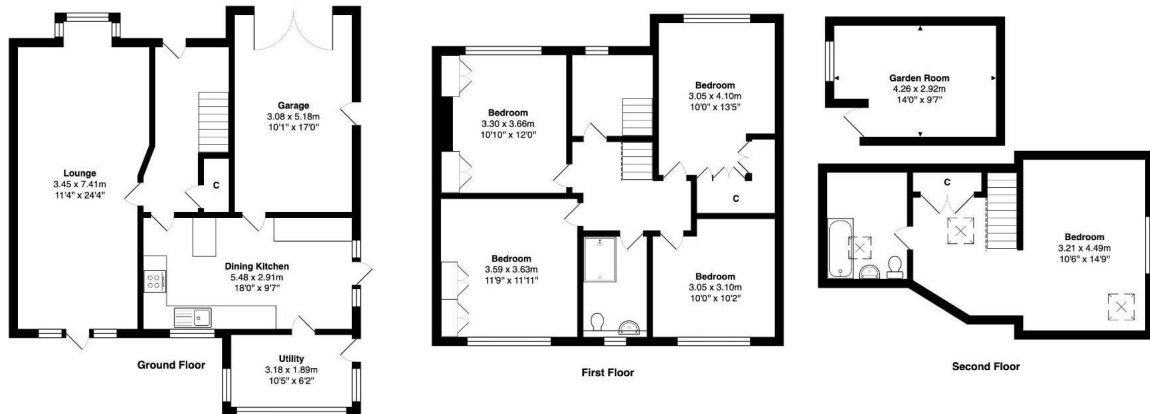
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Total Area: 173.7 m² ... 1869 ft² (excluding garden room)  
All measurements are approximate and for display purposes only

## 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		
	61	76
England & Wales EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Situated on a generous corner plot close to the heart of Guiseley, this impressive family home offers spacious and versatile living accommodation arranged over three floors. Upon entering, a welcoming hallway with staircase to the first floor sets the tone, leading into a bright and airy dual aspect lounge and dining room – a superb space for both relaxation and entertaining. The dining kitchen is well proportioned and provides a practical hub for family life, complemented by a separate utility room and integral garage.

To the first floor, four double bedrooms are served by the main house bathroom, making this level ideal for growing families. The top floor is dedicated to a luxurious master suite, complete with a stylish ensuite bathroom and a striking mezzanine dressing area, offering a sense of privacy and retreat.

Externally, the property is equally impressive. Ample parking is provided to the front, while gardens extend to the side and rear, creating a variety of outdoor spaces to enjoy. A covered terrace with log burning stove provides the perfect setting for year-round alfresco dining and entertaining, and the addition of a versatile garden room further enhances the home's appeal.

Perfectly positioned within easy reach of Guiseley's excellent amenities, including a range of shops, highly regarded schools, and convenient transport links, this property combines comfort, style and practicality in equal measure. With its spacious layout and desirable location, it is sure to make the ideal family home.

## Features

- FIVE DOUBLE BEDROOMS • CENTRAL GUISELEY • OVER THREE FLOORS • LARGE MASTER SUITE • GARDEN ROOM • PARKING • CLOSE TO SCHOOLS AND TRAIN STATION • IDEAL FAMILY HOME