

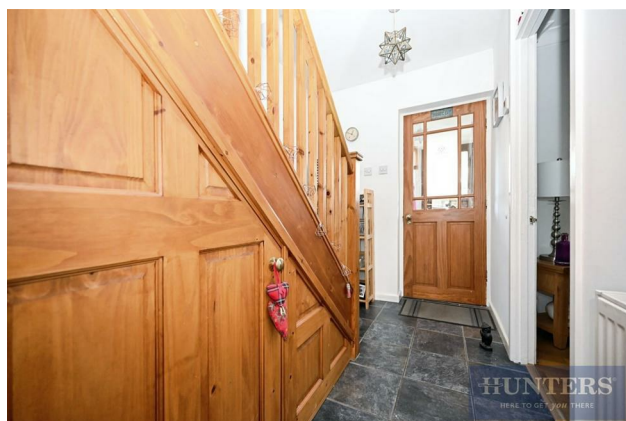
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8 Spenser Road, Guiseley, Leeds, LS20 9LG

Asking Price £320,000

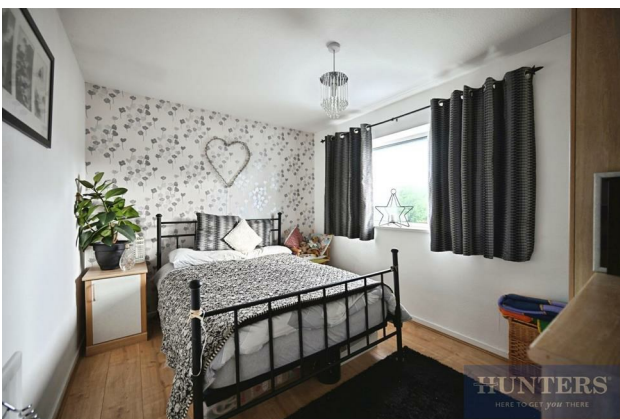
Property Images



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Property Images



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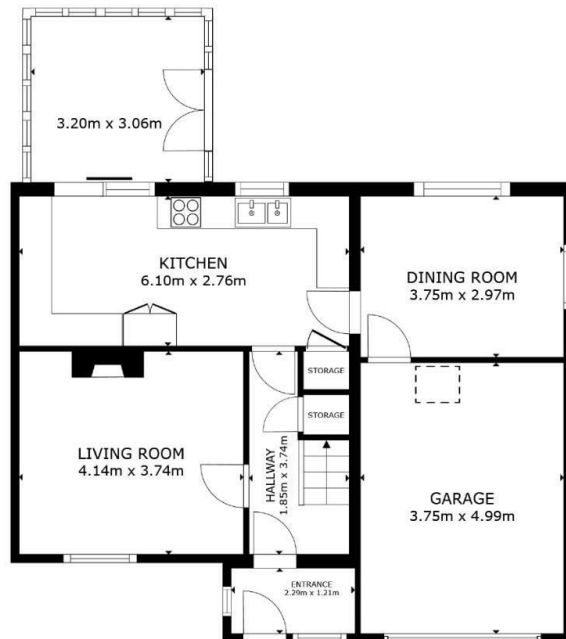
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Property Images

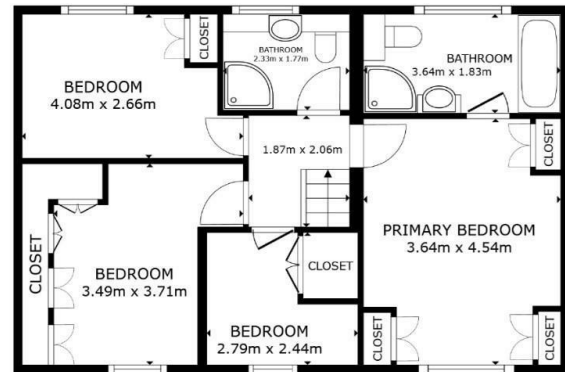


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 67.2 m² FLOOR 2 64.2 m²
EXCLUDED AREAS : GARAGE 18.8 m²
TOTAL : 131.5 m²

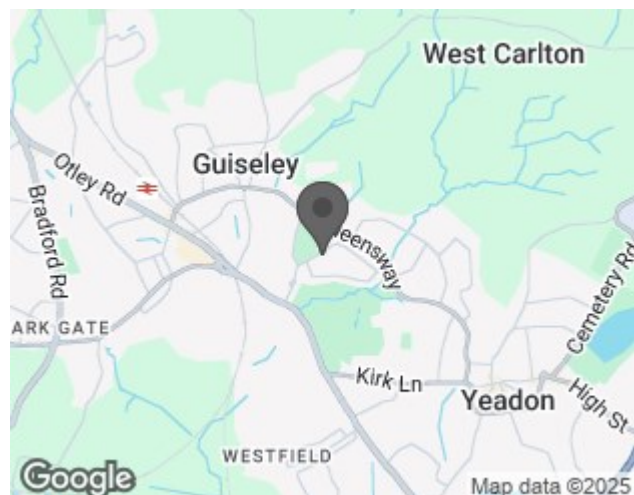
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Set on a generous corner plot with far-reaching open views across the playing fields to the front, this substantially extended family home offers space, versatility and an enviable position just moments from the heart of Guiseley. Ideally located for access to a wide range of local shops, highly regarded schools and the train station, the property is perfectly placed for those seeking both convenience and a peaceful setting.

The accommodation begins with an entrance vestibule leading into a welcoming main hallway. To the front is a comfortable sitting room, ideal for everyday relaxation, while the well-appointed breakfast kitchen, complete with a useful pantry cupboard, provides a practical and sociable space for family life. Adjacent to the kitchen sits the dining room which, in turn, opens into the conservatory — a bright and airy room that enjoys views over the garden and offers an excellent additional living area. Completing the ground floor is the integral garage, providing secure storage or scope for further development, subject to the necessary consents.

To the first floor, the property continues to impress with a spacious master bedroom featuring a large ensuite bathroom. Two further double bedrooms and a well-proportioned fourth bedroom offer flexible options for family, guests or home working. The main house bathroom serves these rooms and is fitted with a modern suite.

Externally, the property boasts gardens to three sides, providing a combination of lawned areas, planting and potential for outdoor entertaining. Two driveways offer ample off-street parking and further enhance the practicality of this superb home.

A rare opportunity to acquire a well-extended family property in a highly sought-after location, offering generous accommodation, excellent outdoor space and attractive views. Early viewing is strongly recommended.

Features

- EXTENDED FAMILY HOME • LARGE CORNER PLOT • MASTER SUITE • THREE RECEPTION ROOMS • INTEGRAL GARAGE AND DOUBLE DRIVEWAY • HUNTERS 360 TOUR • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • GARDEN TO THREE SIDES • CLOSE TO TRAIN STATION • VIEWS TO PLAYING FIELDS TO FRONT