

HUNTERS®

HERE TO GET *you* THERE

13 Silverdale Drive, Guiseley, Leeds, LS20 8BE

Asking Price £350,000

Property Images



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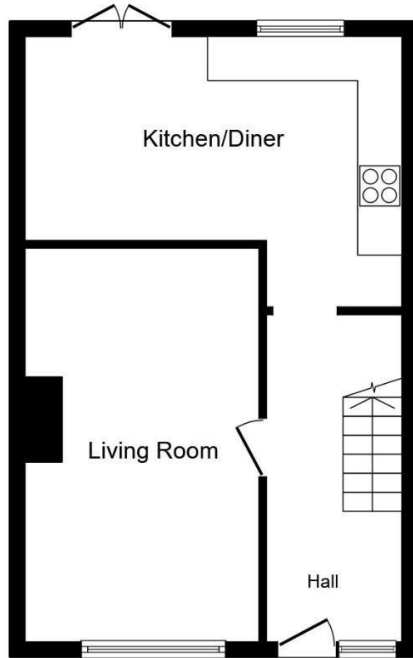
Property Images



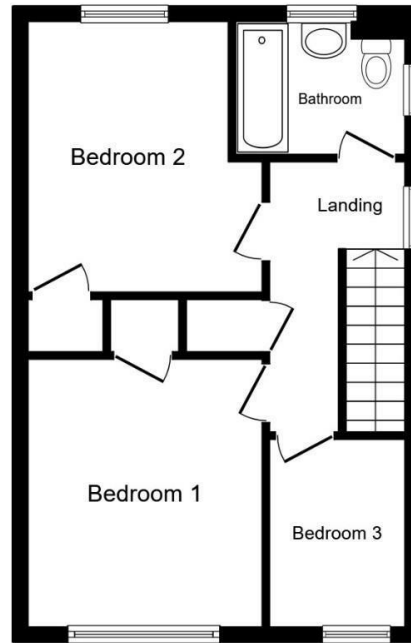
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Ground Floor



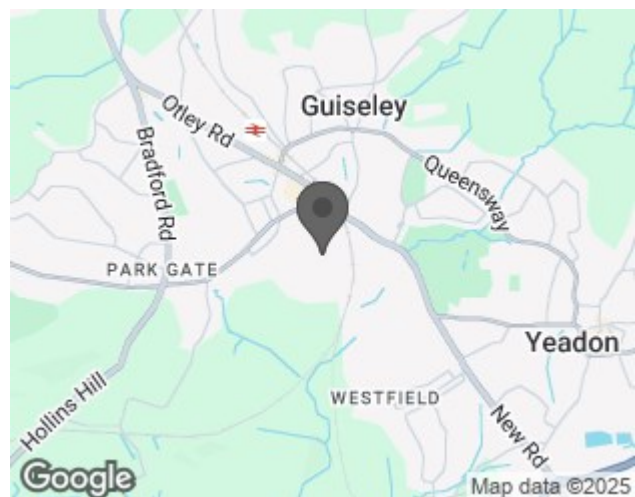
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This beautifully presented three-bedroom semi-detached home has been fully renovated to an exceptional standard, offering stylish and contemporary living both inside and out. Situated in a highly sought-after residential area, it is an ideal choice for a growing family looking to upsize while remaining close to well-regarded schools, local amenities and excellent transport links.

On entering the property, the welcoming hallway leads to a bright and spacious lounge with an elegant feature fireplace that creates a warm focal point. To the rear, the heart of the home is the modern open-plan kitchen and dining space, fitted with a range of sleek units, quality worktops and integrated lighting. French doors open directly onto the garden, making this a wonderful space for entertaining or family gatherings.

Upstairs, there are three bedrooms, two of which are generous doubles with useful built-in storage. The third bedroom offers versatility as a child's room, nursery or home office. The stylish bathroom has been finished to a high standard with marble-effect tiling, a contemporary vanity unit and a modern shower over a shaped bath.

Externally, the property enjoys attractive gardens to both the front and rear. The front offers a neatly kept lawn and a driveway providing off-street parking for multiple vehicles. The rear garden has been thoughtfully landscaped to include a lawn, patio area and gravel borders, all enclosed with smart fencing. Adding further appeal is a recently constructed garden office or summer house with an adjoining store, perfect for working from home or simply relaxing.

With its combination of modern interiors, excellent presentation and prime location close to Guiseley train station, shops, restaurants, retail parks and woodland walks, this home is ready to move into and sure to impress a wide range of buyers. Viewing is highly recommended.

Features

- VERY SOUGHT AFTER PART OF GUISELEY • LARGE HOME OFFICE / SUMMER HOUSE • SCOPE TO EXTEND - STP • CLOSE TO SCHOOLS AND AMENITIES • IDEAL FAMILY HOME • SUPERB DINING KITCHEN • CLOSE TO TRAIN STATION • HIGH SPECIFICATION