

**60 Town Street, Guiseley, Leeds, LS20 9DT**

**Offers In Excess Of £240,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

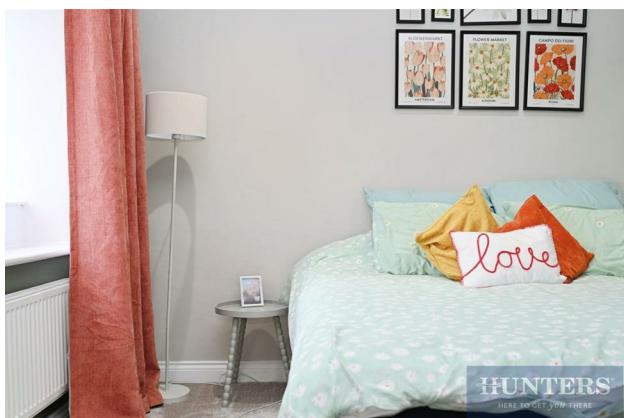
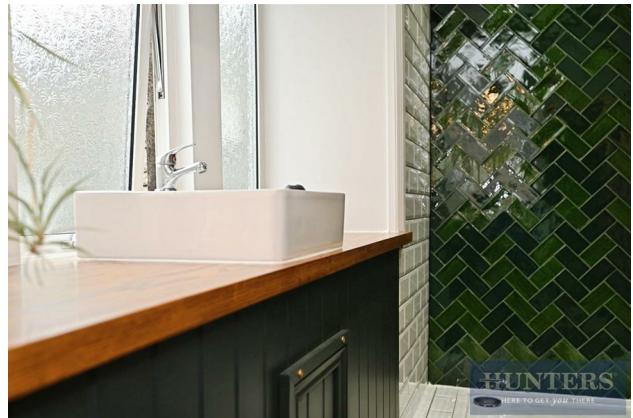
## Property Images

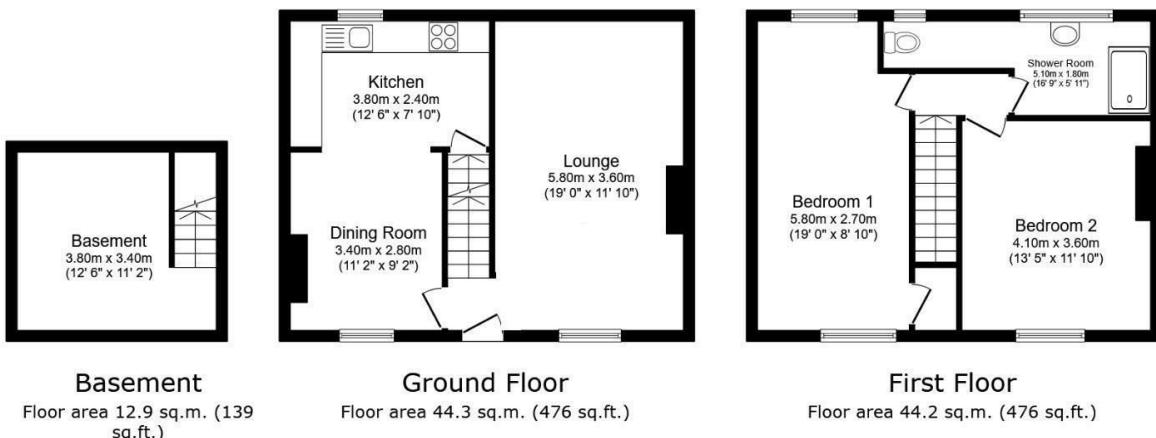


# HUNTERS®

HERE TO GET *you* THERE

## Property Images

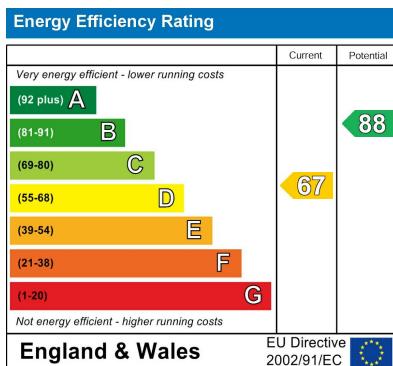




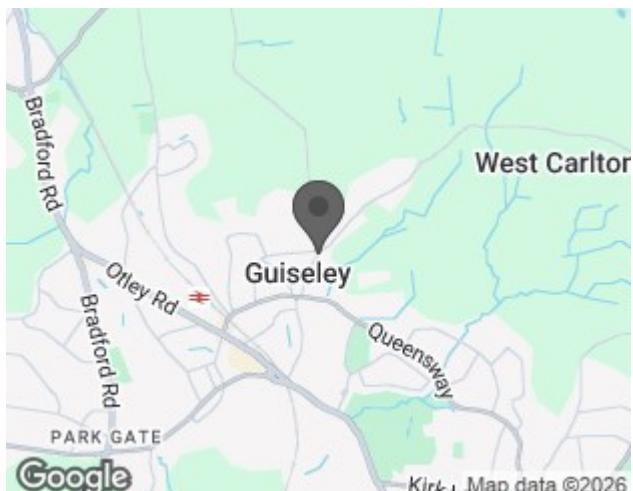
Total floor area: 101.4 sq.m. (1,092 sq.ft.)

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](http://www.Propertybox.io).

## EPC



## Map



## Details

Type: Character Property Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

CHAIN FREE This stunning double-fronted stone terrace offers stylish and spacious living in a highly sought-after and convenient location.

Beautifully presented, the property blends traditional charm with modern touches. The ground floor features a generous lounge complete with a cast iron log-burning stove set within an Inglenook-style fireplace and Yorkshire stone hearth, creating a cosy and inviting atmosphere. Adjacent is a dining area that flows into a well-appointed kitchen with integrated appliances including a fridge freezer and dishwasher. There is also access to a useful basement, ideal for storage or potential conversion (subject to consent).

Upstairs, the first floor offers two well-proportioned double bedrooms and a modern house bathroom, all finished to a high standard.

Located within easy reach of both open countryside and the excellent amenities of Guiseley, this home offers the best of both worlds. Guiseley boasts a wide range of facilities including highly regarded primary and secondary schools, a variety of independent shops, and larger retail outlets such as Marks & Spencer Foodhall, Next, and Argos. There is a superb selection of restaurants, cafés, and wine bars to suit all tastes, as well as leisure amenities including the Nuffield Health Gym and Aireborough Sports Centre.

Ideal for commuters, the property benefits from excellent transport links including regular bus services, Guiseley train station with direct access to Leeds and Bradford, and convenient road links via the A65 and A658. Leeds Bradford Airport is also just a short drive away.

A perfect opportunity for first-time buyers, downsizers, or investors looking for a ready-to-move-into home in a prime location – early viewing is highly recommended.

## Features

- CHARACTER GRADE II LISTED COTTAGE • CLOSE TO HEART OF GUISELEY • HIGH SPECIFICATION • PERIOD FEATURES THROUGHOUT • CLOSE TO CHEVIN AND PICTURESQUE WALKS • HUNTERS 360 TOUR • USEFUL CELLAR • TWO DOUBLE BEDROOMS • DINING KITCHEN