

# HUNTERS®

HERE TO GET *you* THERE

7 Back Lane, Guiseley, Leeds, LS20 8DS

Asking Price £425,000

Property Images



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## Property Images



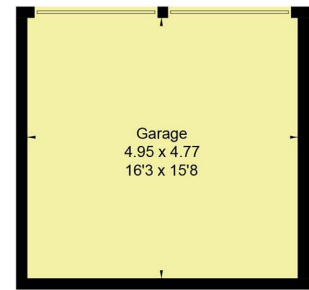
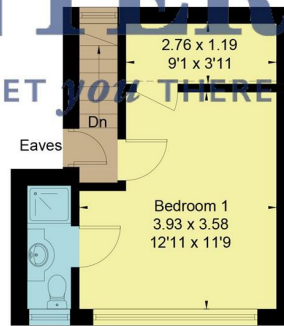
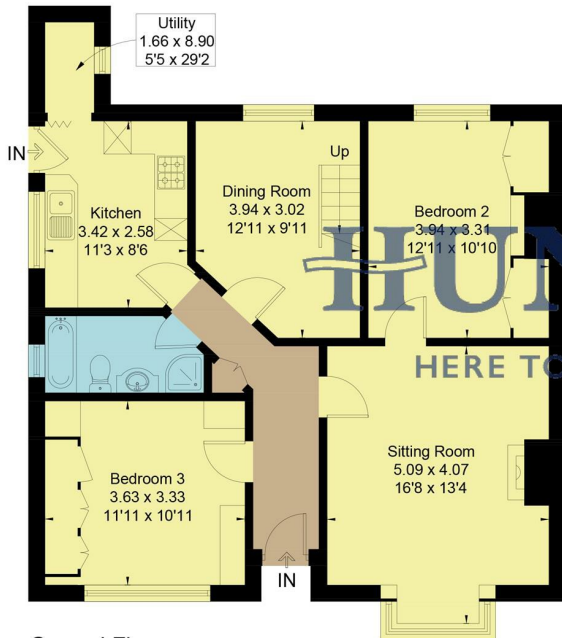
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Approximate Floor Area = 100.5 sq m / 1082 sq ft  
 Garage = 23.5 sq m / 253 sq ft  
 Total = 124 sq m / 1335 sq ft



(Not Shown In Actual Location / Orientation)

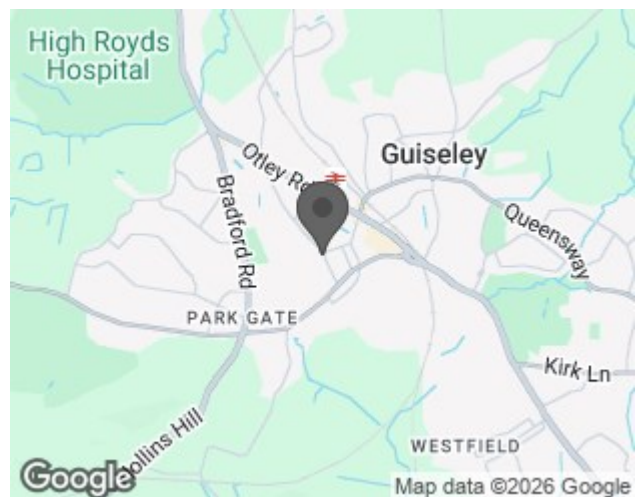


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106151

## 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>		<b>66</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Semi Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled on Back Lane in the charming town of Guiseley, Leeds, this semi-detached bungalow presents a rare opportunity for those seeking a comfortable and convenient lifestyle. Built in 1930, this delightful property boasts a blend of period features and modern living, making it an ideal choice for families or those looking to downsize.

The bungalow offers a spacious layout with two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is ample space for relaxation and rest. The property also includes two bathrooms, ensuring convenience for all occupants.

One of the standout features of this home is the generous parking space, accommodating up to five vehicles, a rare find in such a desirable location. Situated close to the heart of Guiseley, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and recreational facilities. Additionally, the proximity to the train station makes commuting to nearby cities a breeze.

This bungalow is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer, a growing family, or looking to retire in a peaceful setting, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home in Guiseley.

## Features

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 reception rooms
- Generous sunny garden
- Built around 1930
- Period features throughout
- Close to Guiseley centre
- Near train station
- No onward chain
- Double detached garage