

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**3 Carlton Mews, Guiseley, Leeds, LS20 9NF**

**Asking Price £325,000**



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## Property Images



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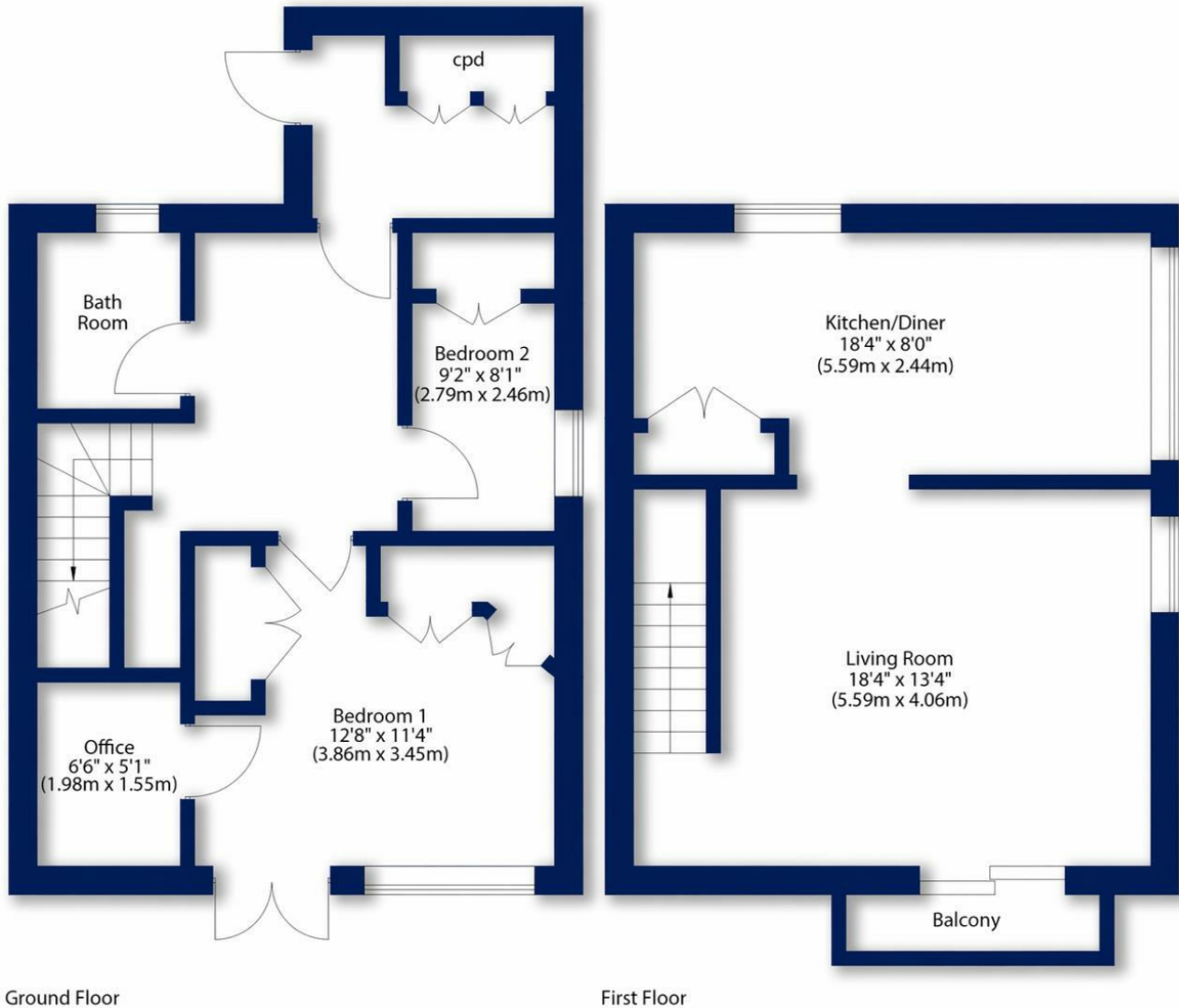
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## Property Images



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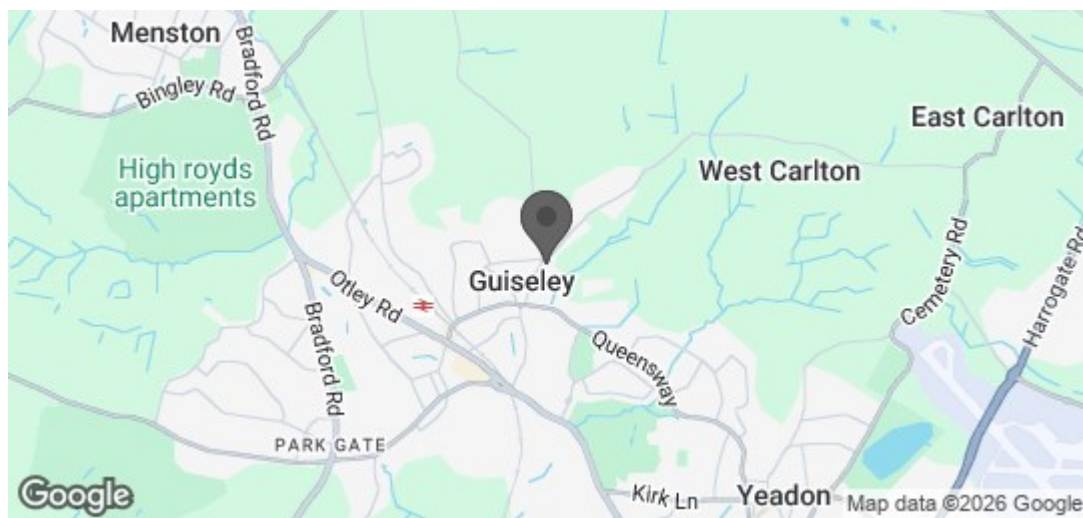
Ground Floor

First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	





With stunning views, this spacious and well-planned two-bedroom upside-down stone cottage combining charming period features with a stylish contemporary finish. The property enjoys beautiful views over neighbouring farmland and benefits from parking, a balcony, and a garden, all within easy reach of the excellent amenities in Guiseley.

Approached via a peaceful cobbled road, the property offers a characterful setting with a nearby parking area providing convenient access and a traditional cottage feel.

The accommodation briefly comprises an entrance porch leading to two double bedrooms, both with fitted wardrobes. The principal bedroom also features a walk-in office area and patio doors opening onto the charming rear garden. A modern bathroom with underfloor heating completes the ground floor.

To the first floor is a spacious kitchen with integrated appliances and dining area, alongside an impressive living room with patio doors opening onto a balcony that enjoys delightful views across the surrounding countryside.

Externally, the property benefits from a tranquil rear garden featuring a patio seating area, pebbled sections, and planted borders, all overlooking attractive farmers' fields.

Guiseley offers a wide range of amenities including two retail parks, a Morrisons supermarket, and a Marks & Spencer Foodhall. The area also benefits from excellent transport links, with Guiseley railway station providing convenient access to Leeds, Ilkley, and Bradford. Highly regarded local schools include Tranmere Park Primary School and St Mary's High School in nearby Menston.

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