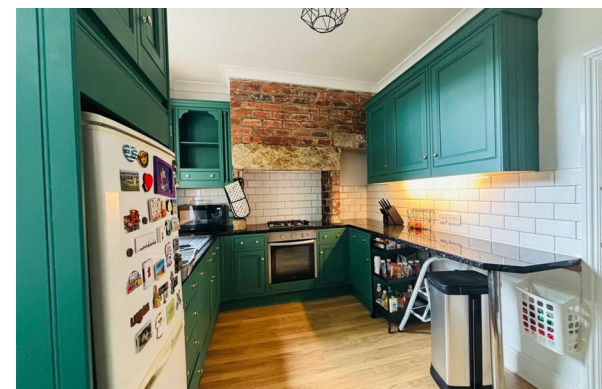




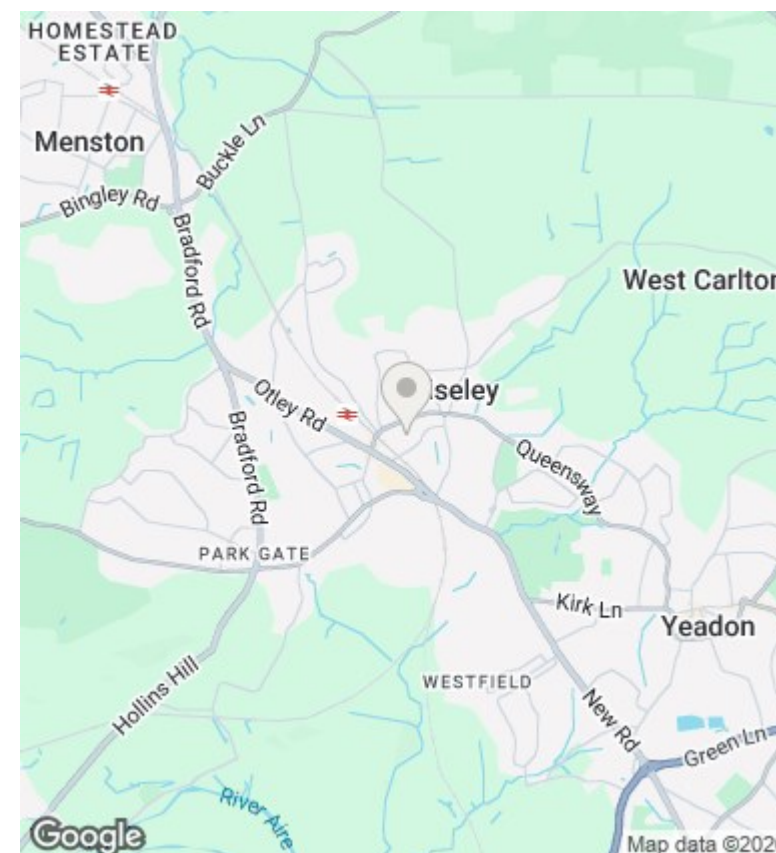
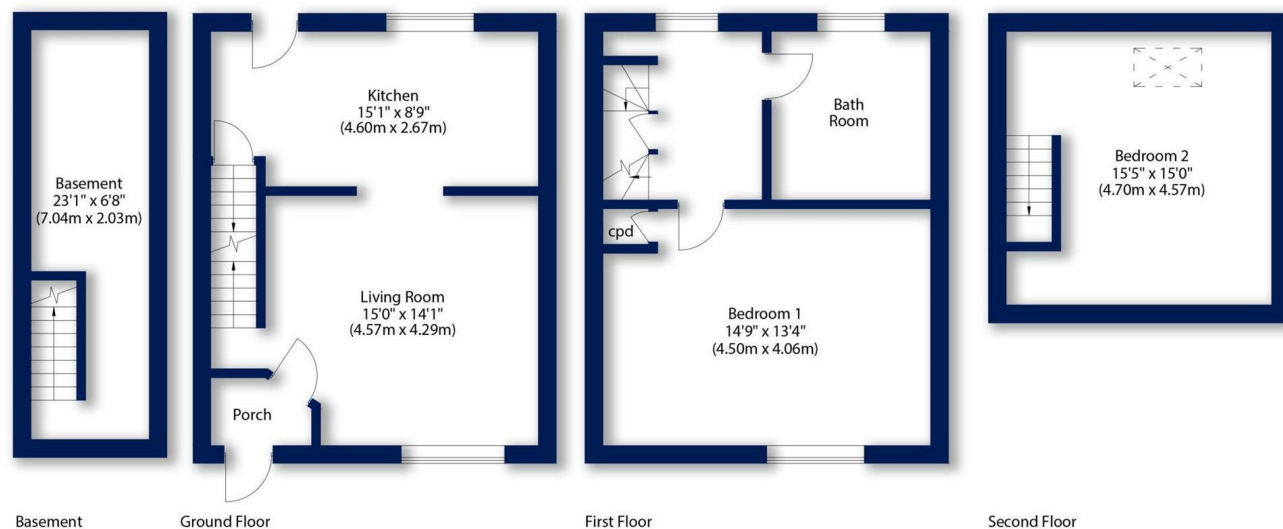
RESIDENTIAL



1 Wells Road, Guiseley, Leeds, LS20 9AE

£244,950

- Charming 2-bedroom semi detached in a sought after Guiseley location.
- Large basement utility room with power and water connections.
- Excellent transport links to Leeds, Ilkley, and Leeds Bradford Airport.
- Spacious living room perfect for a cosy night.
- Generous first-floor bathroom with roll-top bath and separate shower.
- Surrounded by countryside walks and within catchment of outstanding schools.
- Stylish kitchen with striking green cabinetry, brick chimney oven feature, and breakfast bar.
- Fully enclosed rear patio garden – perfect for relaxing or entertaining.



Directions

Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

Council Tax Band

EPC Rating:

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	