

HUNTERS®

HERE TO GET *you* THERE

12 Alva Close, Guiseley, Leeds, LS20 9PS

Guide Price £350,000

Property Images



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Property Images

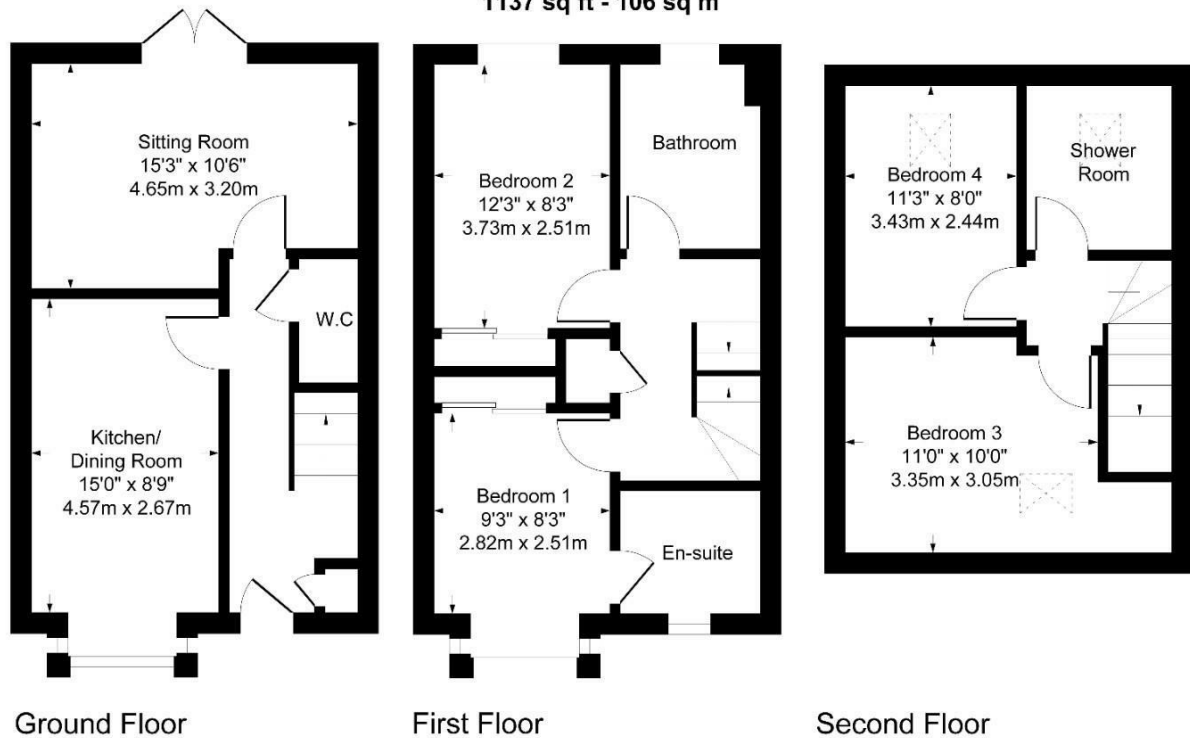


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Approximate Gross Internal Area
1137 sq ft - 106 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

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	

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

A beautifully maintained modern semi-detached family home, situated in a highly sought-after cul de sac within this development in Guiseley. Ideally positioned less than a 10-minute walk from the railway station and local amenities, this property offers generous living space across three floors, making it an excellent choice for family living.

Upon entering, the ground floor welcomes you with a bright and airy hallway, complete with a convenient storage cupboard. The well-appointed kitchen diner features stylish fitted wall and base units, offering ample storage and workspace, alongside a dedicated dining area. A guest W.C. adds further practicality, while the inviting living room, with French doors opening onto the enclosed rear garden, creates a seamless flow between indoor and outdoor spaces.

The first floor comprises a principal bedroom with fitted wardrobes and a modern en suite shower room. A second double bedroom, also with fitted wardrobes, and a contemporary house bathroom complete this level.

On the second floor, two further bedrooms benefit from excellent natural light courtesy of Velux-style roof windows. A separate shower room serves this floor, adding convenience and functionality.

The property is enhanced by uPVC double glazing, a composite front door, and a gas-fired central heating system. Externally, the front of the home features a driveway providing off-street parking, leading to a single garage equipped with power and lighting. A paved pathway runs along the front, side, and rear of the property, where the enclosed garden boasts a lawned area, paved patio, and a garden shed.

Perfectly located for commuters, Guiseley railway station provides easy access to Leeds, Bradford, and Ilkley, while Leeds Bradford Airport is a short drive away. For outdoor enthusiasts, the surrounding countryside, with its scenic moors and farmland, offers an abundance of walking and recreational opportunities.

Features

- CLOSE TO PARKINSON PARK • MODERN TOWNHOUSE SET OVER THREE FLOORS • GARAGE AND DRIVEWAY • DINING KITCHEN • MASTER SUITE • ENCLOSED GARDEN TO REAR • HUNTERS 360 TOUR • CLOSE TO TRAIN STATION AND AMENITIES