

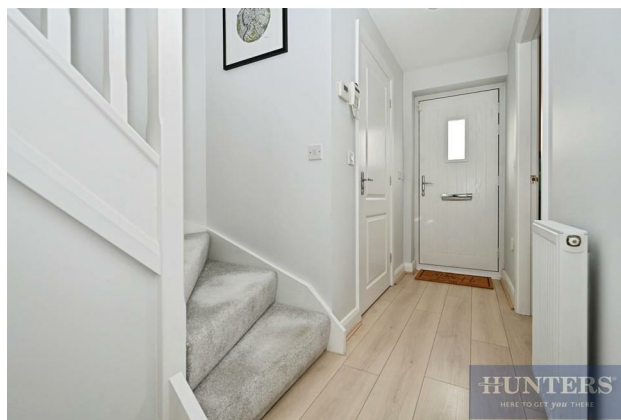
HUNTERS®

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51 Edison Way, Guiseley, Leeds, West Yorkshire, LS20 9PX

Asking Price £240,000

Property Images



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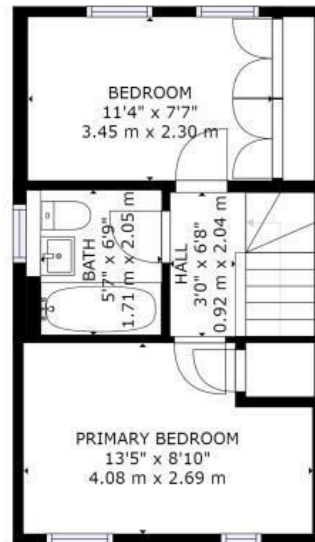
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 323 sq. ft./30 m², FLOOR 2: 321 sq. ft./30 m²
TOTAL: 644 sq. ft./60 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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 - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

Situated within a highly regarded and sought-after development close to the heart of Guiseley, this attractive and well-presented home offers an excellent opportunity for first-time buyers or buy-to-let investors alike.

The property provides thoughtfully arranged accommodation, beginning with a welcoming entrance hallway that leads to a convenient guest WC. The modern fitted kitchen is well-equipped, offering ample cupboard and worktop space, ideal for everyday cooking and entertaining. To the rear of the home, the spacious lounge and dining area benefit from French doors opening directly onto the enclosed rear garden, creating a seamless indoor-outdoor living space – perfect for relaxing or hosting guests.

Upstairs, the property offers two generously sized double bedrooms, both of which enjoy plenty of natural light and space for furniture. The contemporary house bathroom is fitted with a white three-piece suite and serves both bedrooms comfortably.

Externally, there is a small, low-maintenance garden to the front of the property, along with a private driveway providing off-street parking for two vehicles. To the rear, a fully enclosed garden offers a safe and private area for children or pets to play, or simply to enjoy outdoor dining in the warmer months.

The location is ideal, offering easy access to a wide variety of local amenities including shops, cafes, and leisure facilities. The property is also within close proximity to several highly regarded schools, making it a suitable option for small families. Guiseley train station is just a short walk away, providing convenient links to Leeds, Bradford and beyond for commuters.

This delightful home combines modern living with a superb location and is certainly not to be missed.

Features

- ENCLOSED GARDEN WITH SOUTHERLY ASPECT • SUPERBLY PRESENTED THROUGHOUT • IDEAL FIRST TIME BUYER HOME • FRENCH DOORS LEADING OUT TO LANDSCAPED GARDENS • TWO DOUBLE BEDROOMS • GUEST WC • CLOSE TO TRAIN STATION • SOUGHT AFTER DEVELOPMENT