

HUNTERS®

HERE TO GET *you* THERE

20 Thomas Drive, Guiseley, Leeds, LS20 9PL

Asking Price £389,950



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Property Images



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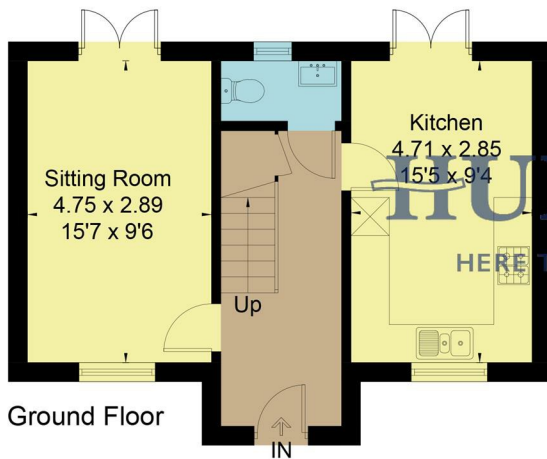
Property Images



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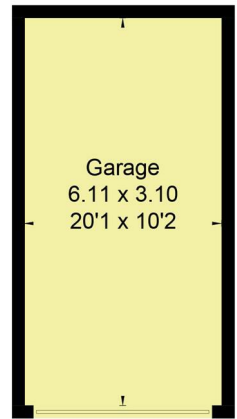
Approximate Floor Area = 79.7 sq m / 858 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 98.6 sq m / 1061 sq ft



Ground Floor



First Floor



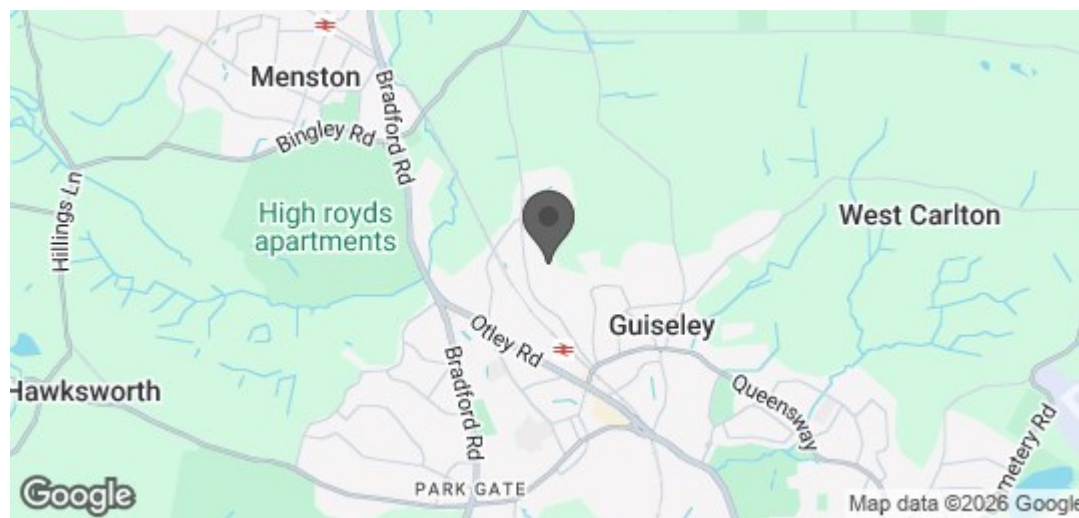
(Not Shown In Actual
Location / Orientation)

 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 #104993

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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		
	74	79
England & Wales		
EU Directive 2002/91/EC		



Nestled in the highly sought-after Parkinson Park area of Guiseley, Leeds, this charming house presents an ideal opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property offers ample space for family living. The two reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for the whole family. The enclosed garden is a delightful feature, providing a safe and private outdoor space for children to play or for adults to unwind in the fresh air. Additionally, the property includes a garage and a driveway, offering convenient parking options and extra storage space.

Situated close to local parks, schools, and essential amenities, this home is perfectly positioned for family life. The nearby train station further enhances the appeal, providing easy access to Leeds and beyond. This property truly embodies the essence of a family home in a vibrant community, making it a must-see for those looking to settle in this desirable area.