

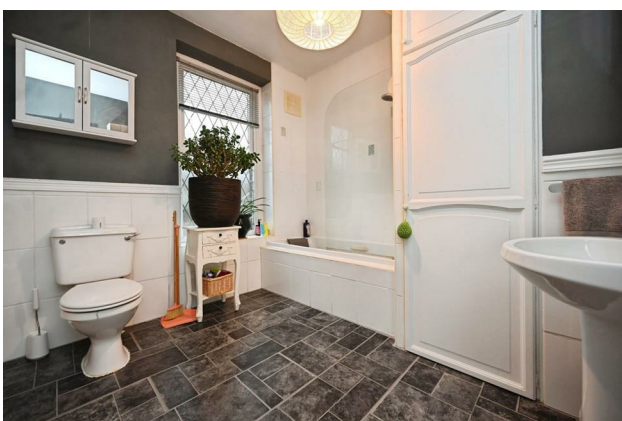
# HUNTERS®

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1 Wells Mount, Guiseley, Leeds, LS20 9AR

Asking Price £250,000

Property Images



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FLOOR 3



FLOOR 4



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 186 sq. ft., 17 m<sup>2</sup>, FLOOR 2: 351 sq. ft., 33 m<sup>2</sup>  
 FLOOR 3: 325 sq. ft., 30 m<sup>2</sup>, FLOOR 4: 200 sq. ft., 19 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 44 sq. ft., 4 m<sup>2</sup>  
 TOTAL: 1062 sq. ft., 99 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

This attractive and unexpectedly spacious stone-built terraced home offers generous accommodation arranged over four well-proportioned floors. Ideally positioned close to the heart of Guiseley, the property enjoys convenient access to the train station, a wide selection of local amenities, and several highly regarded schools, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed into a small vestibule that opens into a bright and airy dual-aspect lounge, a superb living space with plenty of natural light and log burning stove. Adjacent is a well-appointed fitted kitchen, offering ample storage and work surfaces. Steps lead down from here to the thoughtfully converted basement level, which now provides a versatile dining room—ideal for family meals or entertaining—as well as a practical utility room.

The first floor features the house bathroom and a particularly spacious dual-aspect main bedroom. Thanks to its generous size, this room offers the flexibility to be divided into two comfortable single bedrooms, should a third bedroom be required. The second bedroom occupies the top floor and benefits from additional storage, including a notably large walk-in cupboard that enhances the practicality of the home.

Externally, the property boasts an enclosed garden that offers a sense of privacy and tranquillity. With space for children to play and for hosting outdoor gatherings during the warmer months, it provides a delightful extension of the living accommodation.

Overall, this charming terrace combines character, space, and versatility in a highly convenient location—an excellent opportunity for those seeking a well-presented home in the centre of Guiseley.

## Features

- STONE TERRACE • SET OVER FOUR FLOORS • TWO DOUBLE BEDROOMS • CLOSE TO THE HEART OF GUISELEY • ENCLOSED GARDEN • CLOSE TO TRAIN STATION • PERIOD FEATURES • LOG BURNING STOVE