

HUNTERS®

HERE TO GET *you* THERE

26 Silverdale Avenue, Guiseley, Leeds, LS20 8BD

Asking Price £285,000

Property Images



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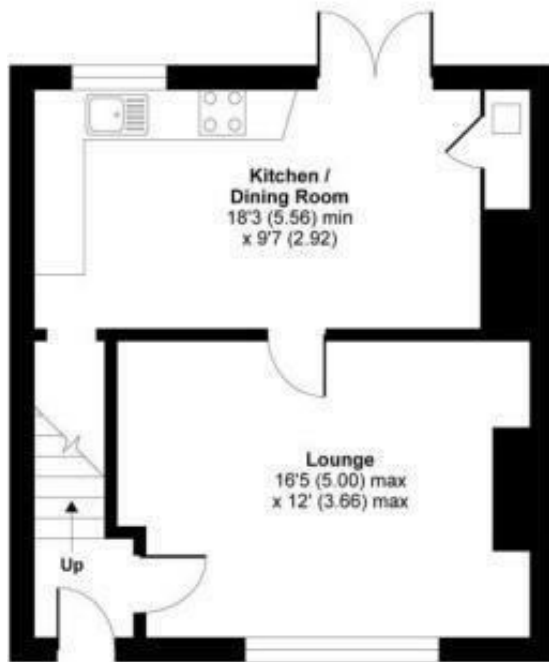


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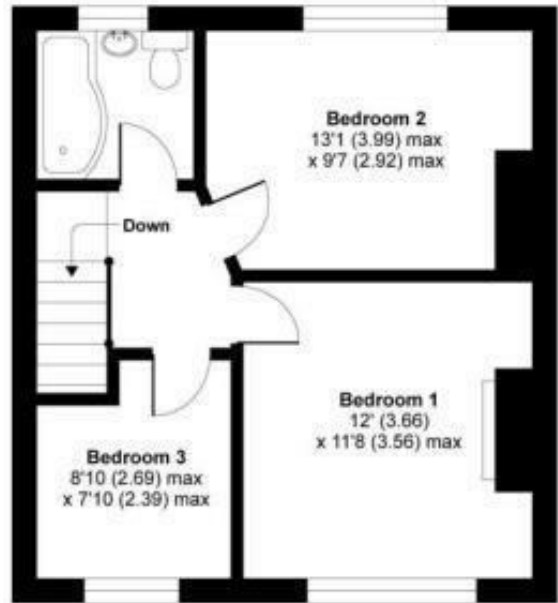
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Property Images

Silverdale Avenue, Guiseley, Leeds, LS20



GROUND FLOOR
APPROX FLOOR
AREA 39.5 SQM
(425 SQFT)




FIRST FLOOR
APPROX FLOOR
AREA 39.5 SQM
(425 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT 79 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Occupying an elevated position with far-reaching views, this attractive property is beautifully presented and retains much of its original character. Offering direct access from the rear garden onto an open field, it is an ideal choice for families and those who enjoy outdoor living.

The accommodation has been thoughtfully designed to combine comfort with practicality. A welcoming entrance hallway leads into a charming lounge, featuring a striking fireplace with a log-burning stove – the perfect focal point for the room. To the rear, the high specification dining kitchen is a real highlight. Fitted with stylish units, oak work surfaces and integral appliances, the space also accommodates a large dining table, making it ideal for family gatherings and entertaining. French doors open directly onto the garden, while provision has been made for a cast iron log-burning stove, adding to the room's versatility and appeal.

Upstairs, there are three well-proportioned bedrooms, each benefitting from generous natural light. The modern house bathroom is fitted with a contemporary suite and completes the first floor.

Externally, the front garden is predominantly paved with established planted borders, offering low-maintenance kerb appeal. To the rear, the landscaped garden provides both a lawned area and a paved patio, creating a perfect space for relaxation or al fresco dining. The property also benefits from level access to useful under-house storage, which could be converted into additional accommodation or a home office, subject to the necessary consents.

Further advantages include gas central heating and double glazing. Situated in a highly convenient central Guiseley location, the property is within easy reach of the train station, well-regarded schools and a wide range of local amenities.

This is a superb opportunity to acquire a characterful family home in a sought-after setting, and viewing is strongly recommended.

Features

- IDEAL FAMILY HOME • BACKING ONTO A FIELD • FAR REACHING VIEWS TO THE FRONT • FANTASTIC DINING KITCHEN WITH LOG BURNING STOVE • CENTRAL GUISELEY LOCATION • UNDERHOUSE STORE WITH SCOPE FOR CONVERSION • THREE GREAT SIZED BEDROOMS • LANDSCAPED GARDENS • EPC RATING = C • SUPERBLY PRESENTED / BOARDED LOFT