

# HUNTERS®

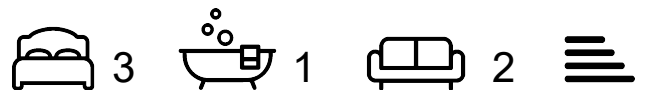
HERE TO GET *you* THERE



## Thorpe Lane

Guiseley, Leeds, LS20 8NG

Asking Price £525,000



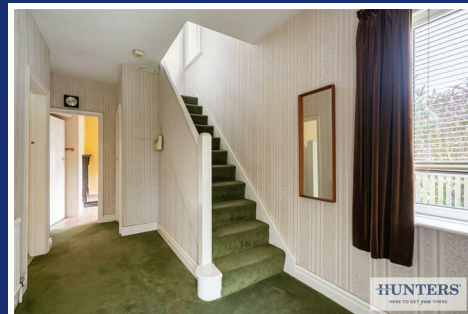
Council Tax: E



# 13 Thorpe Lane

Guiseley, Leeds, LS20 8NG

Asking Price £525,000





Approximate Floor Area = 114.6 sq m / 1233 sq ft  
Loft = 28.5 sq m / 307 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 157.8 sq m / 1698 sq ft

Ground Floor

First Floor

Loft

HUNTERS®  
HERE TO GET you THERE

IN

Kitchen  
3.79 x 2.44  
12'5 x 8'0

Dining Room  
3.97 x 3.53  
13'0 x 11'7

Sitting Room  
4.67 x 3.81  
15'4 x 12'6

Breakfast Room  
3.12 x 2.51  
10'3 x 8'3

Entrance Hall

Up

Bedroom 2  
3.97 x 3.54  
13'0 x 11'7

Bedroom 1  
4.07 x 3.82  
13'4 x 12'6

Bedroom 3  
2.29 x 2.24  
7'6 x 7'4

Garage  
5.37 x 2.73  
17'7 x 8'11

Loft Room  
4.04 x 3.51  
13'3 x 11'6

Eaves

Up Dn

Up

Down

Reduced head height below 1.5m

(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 #115269

Please contact our Hunters Yeadon Office  
on 01132029923 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

| Rating | Score Range | Current | Potential |
|--------|-------------|---------|-----------|
| A      | 92 plus     |         |           |
| B      | 81-91       |         |           |
| C      | 69-80       |         |           |
| D      | 55-68       |         |           |
| E      | 39-54       |         |           |
| F      | 21-38       |         |           |
| G      | 1-20        |         |           |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating | Score Range | Current | Potential |
|--------|-------------|---------|-----------|
| A      | 92 plus     |         |           |
| B      | 81-91       |         |           |
| C      | 69-40       |         |           |
| D      | 55-48       |         |           |
| E      | 39-54       |         |           |
| F      | 21-38       |         |           |
| G      | 1-20        |         |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.