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62 Netherfield Road, Guiseley, Leeds, West Yorkshire, LS20 9DN

Asking Price £450,000

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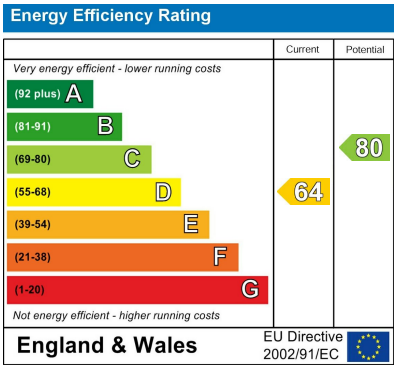
Approximate Floor Area = 130.6 sq m / 1406 sq ft (Including Garage)

Ground Floor First Floor

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 #111150

EPC



Map

Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Nestled on the charming Netherfield Road in Guiseley, Leeds, this delightful semi-detached house from the 1930s offers a perfect blend of period charm and modern living. With three well-proportioned bedrooms and a stylish bathroom, this property is ideal for families or those seeking extra space.

Upon entering, you will be greeted by two inviting reception rooms that exude character, showcasing the original features that make this home truly special. The heart of the house is undoubtedly the extended living kitchen, which boasts bi-folding doors that seamlessly connect the indoor space with the enclosed garden. This outdoor area provides a high degree of privacy, making it an excellent spot for relaxation or entertaining guests.

The property is not only aesthetically pleasing but also offers scope for further extension and a loft conversion, subject to planning permission, allowing you to tailor the home to your specific needs.

Conveniently located, this residence is just a short walk from the local train station, providing easy access to nearby towns and cities. The high specification of the property ensures that it meets modern standards while retaining its unique character.

In summary, this semi-detached house on Netherfield Road is a wonderful opportunity for those looking to invest in a home that combines historical charm with contemporary living. With its spacious layout, private garden, and potential for further development, it is a property not to be missed.

Features

• 1930's period charm • Spacious living kitchen • Bi-folding doors to rear garden • Integral garage and utility room • Potential for loft conversion • Short walk to train station • High specification finish • Character features throughout • Semi-detached house • 3 bedrooms, 1 bathroom