

**100 Silverdale Avenue, Guiseley, Leeds, LS20 8PU**

**Asking Price £350,000**

**Property Images**



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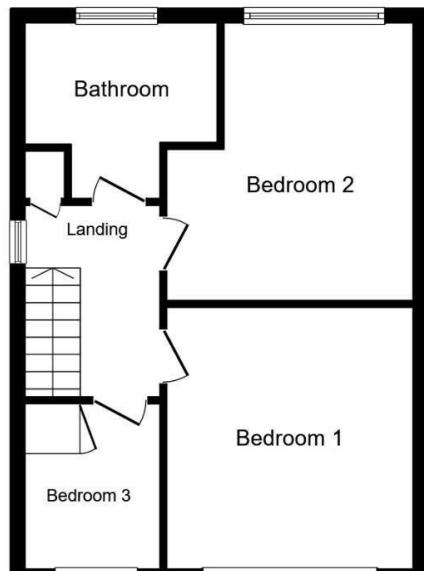
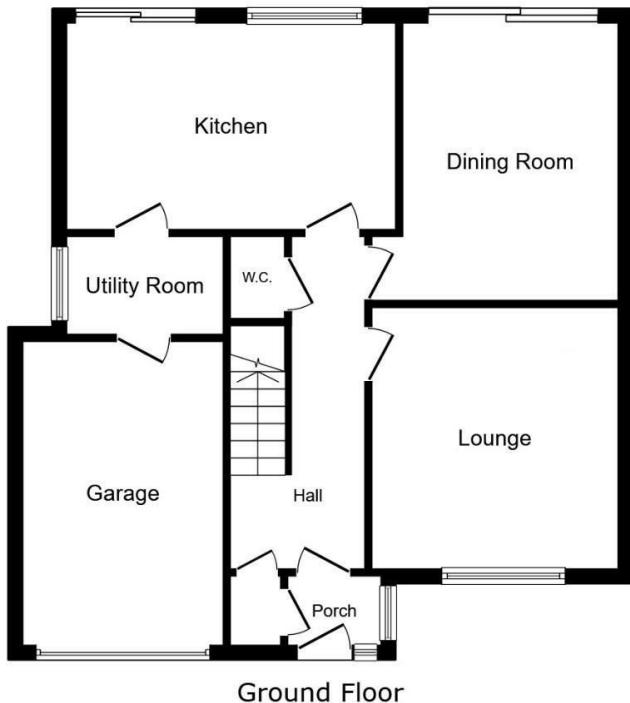
## Property Images



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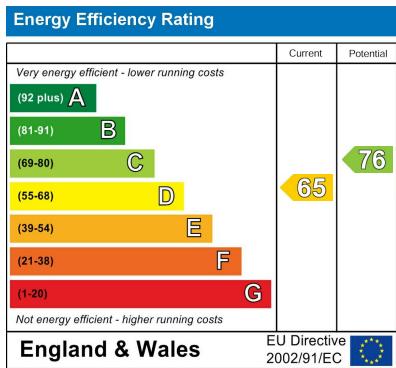
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io).

## EPC



## Map



## Details

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

## Summary

Situated in a sought-after residential area, this extended three-bedroom link detached home presents a fantastic opportunity for those looking to undertake a refurbishment project. Offering generous living space throughout, the property is ideally suited to growing families or buyers looking to tailor a home to their own taste and style.

The ground floor includes an entrance porch leading into a welcoming hallway, which features wood-effect flooring and useful under-stairs storage. The lounge to the front enjoys a bright aspect with a large window and a gas fire set in a decorative surround, while the separate dining room opens onto the rear garden through patio doors. The spacious kitchen offers ample units, integrated appliances, and access to the rear via further patio doors. A separate utility room provides additional space for appliances, and a ground floor cloakroom with WC completes the downstairs accommodation.

Upstairs, there are three bedrooms, two of which are well-proportioned doubles, with the main bedroom overlooking the rear garden and the second featuring fitted wardrobes. The third bedroom is smaller but ideal as a single room, study or nursery. The family bathroom includes a panelled bath, separate shower cubicle, wash hand basin and WC, with tiled flooring and recessed lighting.

Externally, the property offers off-street parking and a garage with power and lighting. The front garden is laid to lawn and includes outdoor lighting, while the rear garden is paved for low-maintenance upkeep and includes a shed and additional lighting.

Although in need of modernisation, this home offers considerable potential to update and extend further (subject to any necessary permissions), making it an excellent investment in a desirable location. With double glazing and gas central heating already in place, it provides a solid foundation for transformation into a comfortable and stylish family residence.

## Features

- LINK DETACHED FAMILY HOME • SOUGHT AFTER LOCATION
- EXTENDED • ENCLOSED GARDEN TO REAR • CLOSE TO SCHOOLS
- INTEGRAL GARAGE • WOULD BENEFIT FROM UPDATING • THREE RECEPTION ROOMS • CLOSE TO TRAIN STATION