



Alexander House

Guiseley, LS20 9EP

£995 Per Calendar Month



TBC

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This impressive two double bedroom, first floor apartment, has been newly refurbished to a high standard throughout. Located close to local amenities & generously proportioned throughout, the accommodation briefly comprises: entrance hallway, modern shower room, fitted kitchen including appliances, large double bedroom with fitted wardrobes, second large double bedroom, large living room with electric fire.

Some parking available at the front of the building on a first come, first served basis. One pet considered. Available immediately.

Guiseley benefits from having a great number and range of local amenities including high street retail shops, supermarkets, traditional pubs, bars, restaurants. The town is well positioned for commuters, having good road and rail links to Leeds and Bradford.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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