

# HUNTERS®

HERE TO GET *you* THERE

**6 Jacquard Gardens, Guiseley, Leeds, LS20 9FP**

**Offers In Excess Of £475,000**

Property Images





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## Property Images



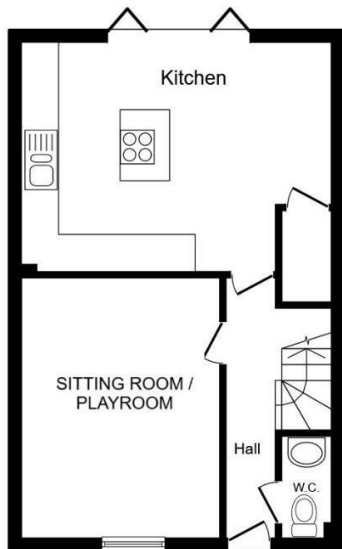


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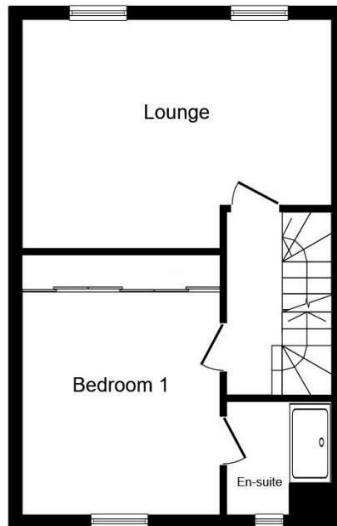
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## Property Images

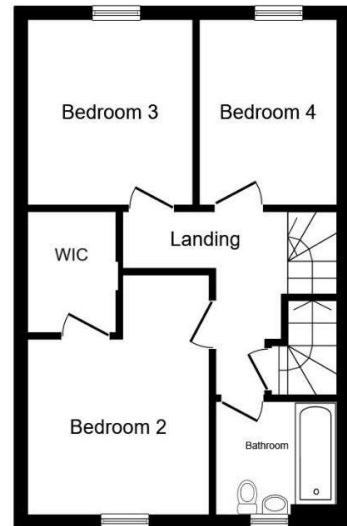




Ground Floor



First Floor



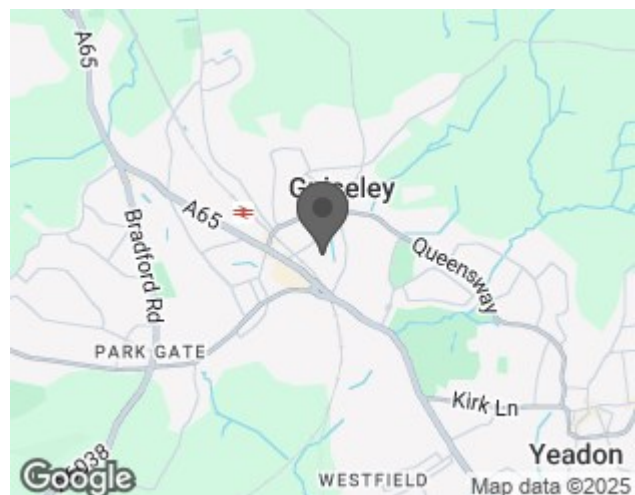
Second Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Townhouse Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

This superb end town house is situated within an exclusive development in central Guiseley, offering convenient access to the train station, excellent schools, shops and a range of local amenities. The home is immaculately presented throughout and provides spacious, flexible living accommodation arranged over three floors, making it ideal for modern family life.

To the front of the property is a pleasant garden enjoying open views over the green, with additional parking available. A driveway and garage are located to the side, while the rear boasts a well-maintained and enclosed garden with a lawn, borders and a stone terrace that's perfect for entertaining.

Inside, the entrance hall leads to a modern cloakroom and a versatile reception room currently used as a dining room, but equally suited as a snug, home office or playroom. The dining kitchen is a standout feature of the home, complete with high gloss contemporary units, a central island with breakfast bar, integrated appliances and bifold doors that open onto the rear garden, creating a seamless indoor-outdoor flow. Additional storage is provided by a useful under-stairs cupboard.

On the first floor is a generous lounge with views over the garden, along with the principal bedroom which benefits from a stylish ensuite and views across the green. The second floor houses three further bedrooms, one of which also includes a walk in cupboard. A bright, modern family bathroom completes the upper floor, featuring quality fixtures and plenty of natural light.

Approx £100 per annum management fee for estate.

The home benefits from gas central heating and double glazing throughout. With its high standard of finish, prime location and thoughtful layout, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

## Features

- MODERN TOWNHOUSE • LIVING KITCHEN WITH BI FOLDS • GUEST WC • GARAGE AND DRIVEWAY • LANDSCAPED GARDENS WITH SUNNY ASPECT • CLOSE TO TRAIN STATION • PLEASANT OUTLOOK TO FRONT • SET OVER THREE FLOORS • HIGH SPECIFICATION