

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

49 Fieldhead Road, Guiseley, Leeds, LS20 8DU

Offers In Excess Of £300,000

Property Images



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## Property Images

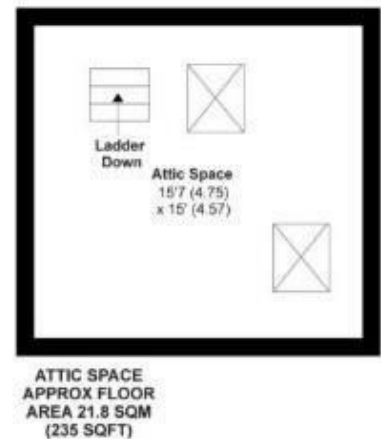
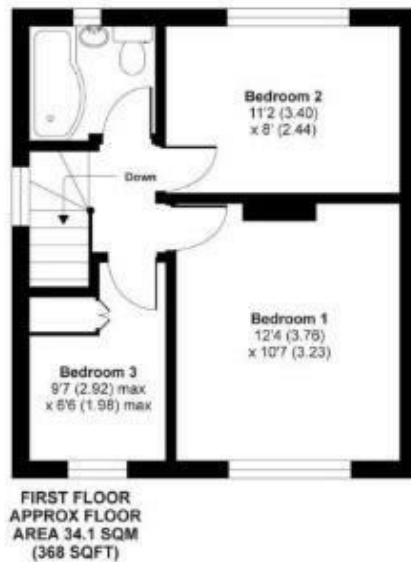
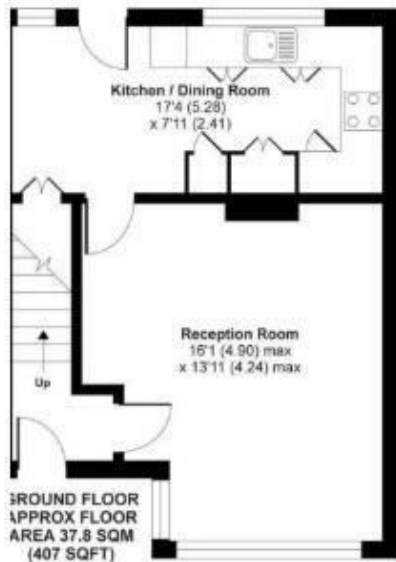


## Floorplan

Fieldhead Road, Guiseley, Leeds, LS20



Denotes restricted head height



APPROX. GROSS INTERNAL FLOOR AREA 1010 SQ FT 93.8 SQ METRES (INCLUDES ATTIC SPACE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

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

## Summary

Nestled on the desirable Fieldhead Road in Guiseley, Leeds, this modern semi-detached house is an ideal choice for a growing family. The property is conveniently located near several local schools, making it a perfect setting for family life.

Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy lounge, featuring an attractive bay window that floods the room with natural light. The stylish Karndean flooring adds a contemporary touch, enhancing the overall appeal of the space. The dining kitchen is well-equipped with integrated appliances and offers a seamless transition to the rear garden, perfect for entertaining or enjoying family meals.

The first floor comprises three well-proportioned bedrooms, providing ample space for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property boasts a driveway at the front, ensuring off-street parking for your convenience. The rear garden is a delightful retreat, enclosed for privacy and featuring both paved

## Features

• 3 spacious bedrooms • Modern semi-detached house • Bright lounge with bay window • Dining kitchen with appliances • Enclosed rear garden • Off-street parking available • Gas central heating • Double glazing throughout • Close to local schools • Chain free sale