

HUNTERS®

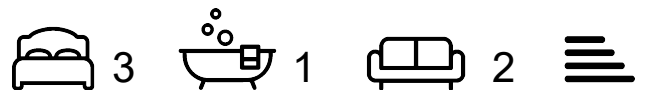
HERE TO GET *you* THERE



Thorpe Lane

Guiseley, Leeds, LS20 8NG

Asking Price £525,000



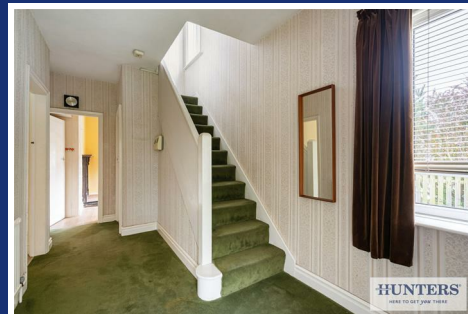
Council Tax: E



13 Thorpe Lane

Guiseley, Leeds, LS20 8NG

Asking Price £525,000





Approximate Floor Area = 114.6 sq m / 1233 sq ft
Loft = 28.5 sq m / 307 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 157.8 sq m / 1698 sq ft

Ground Floor

First Floor

Loft

HUNTERS®
HERE TO GET you THERE

IN

Up

Kitchen
3.79 x 2.44
12'5 x 8'0

Dining Room
3.97 x 3.53
13'0 x 11'7

Sitting Room
4.67 x 3.81
15'4 x 12'6

Breakfast Room
3.12 x 2.51
10'3 x 8'3

Entrance Hall

Bedroom 1
4.07 x 3.82
13'4 x 12'6

Bedroom 2
3.97 x 3.54
13'0 x 11'7

Bedroom 3
2.29 x 2.24
7'6 x 7'4

Garage
5.37 x 2.73
17'7 x 8'11

Loft Room
4.04 x 3.51
13'3 x 11'6

Eaves

Up Dn

Reduced head height below 1.5m

(Not Shown In Actual Location / Orientation)

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 #115269

Please contact our Hunters Yeadon Office
on 01132029923 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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 (CO₂) Rating

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

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