

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**34 Fieldhead Drive, Guiseley, Leeds, LS20 8DZ**

**Asking Price £315,000**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



## Property Images



# HUNTERS®

HERE TO GET *you* THERE

Approximate Floor Area = 75.2 sq m / 809 sq ft  
 Garage = 27.0 sq m / 291 sq ft  
 Total = 102.2 sq m / 1100 sq ft



= Reduced head height below 1.5m



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 #105998

# HUNTERS®

HERE TO GET *you* THERE

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>		
(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>71</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Nestled in the desirable area of Fieldhead Drive, Guiseley, this charming semi-detached house presents an excellent opportunity for families seeking a welcoming home. Built in 1960, the property boasts a classic design that has stood the test of time, offering both character and comfort.

The house features three well-proportioned bedrooms, providing ample space for family living. The single reception room is a cosy area, perfect for relaxation or entertaining guests. The property also includes a bathroom that caters to the needs of a modern family.

One of the standout features of this home is the large garage and workshop, which offers significant potential for those with hobbies or the need for extra storage. Additionally, there is considerable scope to extend the property, allowing for further personalisation and enhancement to suit your family's requirements.

Situated on a sought-after street, this home is conveniently located close to local schools and amenities, making it an ideal choice for families. The surrounding area is known for its community spirit and accessibility, ensuring that everything you need is within easy reach.

In summary, this semi-detached house on Fieldhead Drive is a fantastic family home with great potential. With its spacious layout, excellent location, and the possibility for expansion, it is a property that should not be missed.