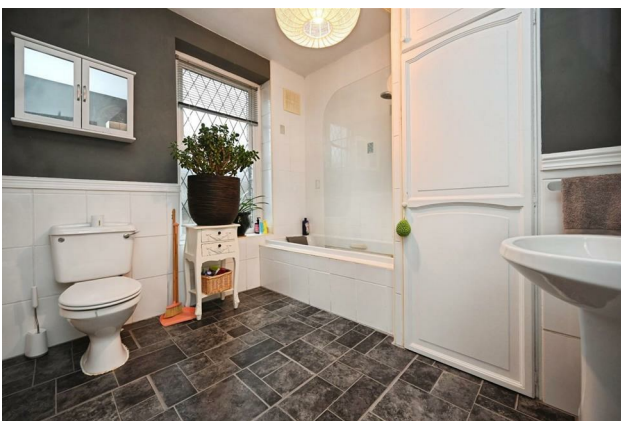


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1 Wells Mount, Guiseley, Leeds, LS20 9AR

Asking Price £250,000



Property Images



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FLOOR 3



FLOOR 4



FLOOR 1



FLOOR 2

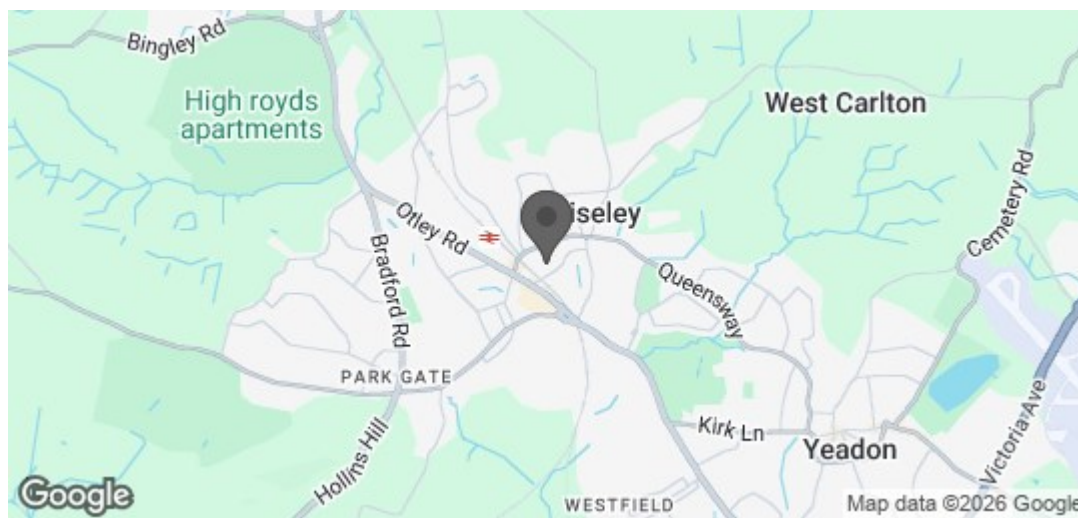
GROSS INTERNAL AREA
 FLOOR 1: 186 sq. ft. 17 m², FLOOR 2: 351 sq. ft. 33 m²
 FLOOR 3: 325 sq. ft. 30 m², FLOOR 4: 200 sq. ft. 19 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 44 sq. ft. 4 m²
 TOTAL: 1062 sq. ft. 99 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



This attractive and unexpectedly spacious stone-built terraced home offers generous accommodation arranged over four well-proportioned floors. Ideally positioned close to the heart of Guiseley, the property enjoys convenient access to the train station, a wide selection of local amenities, and several highly regarded schools, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed into a small vestibule that opens into a bright and airy dual-aspect lounge, a superb living space with plenty of natural light and log burning stove. Adjacent is a well-appointed fitted kitchen, offering ample storage and work surfaces. Steps lead down from here to the thoughtfully converted basement level, which now provides a versatile dining room—ideal for family meals or entertaining—as well as a practical utility room.

The first floor features the house bathroom and a particularly spacious dual-aspect main bedroom. Thanks to its generous size, this room offers the flexibility to be divided into two comfortable single bedrooms, should a third bedroom be required. The second bedroom occupies the top floor and benefits from additional storage, including a notably large walk-in cupboard that enhances the practicality of the home.

Externally, the property boasts an enclosed garden that offers a sense of privacy and tranquillity. With space for children to play and for hosting outdoor gatherings during the warmer months, it provides a delightful extension of the living accommodation.

Overall, this charming terrace combines character, space, and versatility in a highly convenient location—an excellent opportunity for those seeking a well-presented home in the centre of Guiseley.