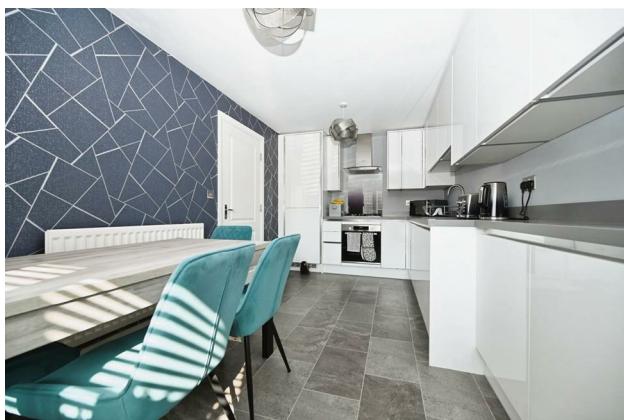


**14 Alva Close, Guiseley, Leeds, LS20 9PS**

**Offers In Excess Of £375,000**

**Property Images**



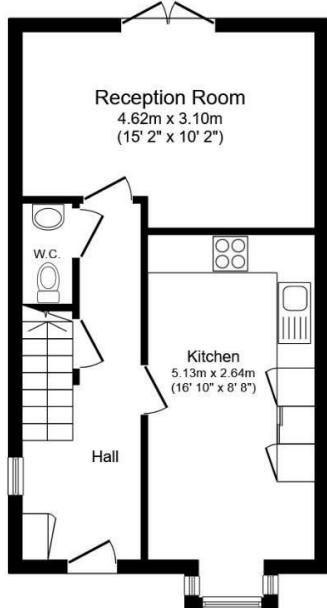
## Property Images



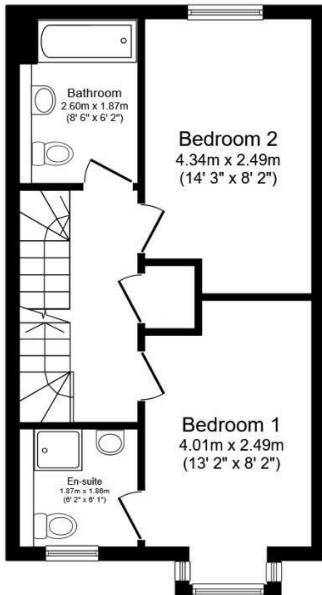
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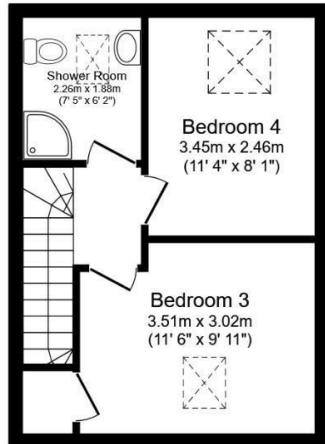
**Property Images**



**Ground Floor**  
Floor area 39.1 sq.m. (421 sq.ft.)



**First Floor**  
Floor area 39.2 sq.m. (421 sq.ft.)

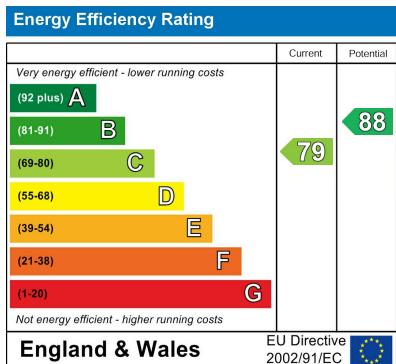


**Second Floor**  
Floor area 30.4 sq.m. (327 sq.ft.)

Total floor area: 108.6 sq.m. (1,169 sq.ft.)

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



## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

This modern semi-detached home is situated in a highly sought-after area of Guiseley, offering convenient access to the nearby train station. With spacious accommodation spread across three floors, this property is perfect for families or professionals seeking a well-presented and contemporary living space.

Upon entering, the hallway leads to a newly refurbished dining kitchen, fitted with a range of integrated appliances, providing a practical and attractive space for cooking and entertaining. The lounge, located at the rear of the property, features French doors that open directly onto the garden, allowing for an abundance of natural light and a seamless connection between indoor and outdoor living. A cloakroom with a WC completes the ground floor.

The first floor is home to two generously sized bedrooms, the first with bespoke built-in wardrobes and an en-suite shower room. The second well-proportioned bedroom also includes bespoke built-in wardrobes, while the main house bathroom, which is finished to a high standard, is also on this level.

On the second floor, there is a further double bedroom, offering ample space and flexibility, as well as a fourth bedroom. A modern shower room serves these rooms, providing additional convenience for a growing family or visiting guests.

Externally, the property benefits from a small front garden and a single garage with an accompanying driveway, ensuring off-street parking. The rear garden is fully enclosed and features decking and an artificial lawn, making it a great child-friendly space all year round with room for relaxation and outdoor dining. Positioned to enjoy the afternoon sun, this garden provides the perfect setting for enjoying warm summer days.

This well-presented and thoughtfully designed home offers excellent living space in a prime location, combining modern comforts with the convenience of nearby transport links and local amenities.

## Features

- CLOSE TO GUISELEY TRAIN STATION
- ACCOMMODATION OVER THREE FLOORS
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- DINING KITCHEN AND MODERN DECOR
- HIGHLY SOUGHT AFTER LOCATION
- CUL DE SAC POSITION
- NEAR TO FIELDS / PARK
- EPC RATING = C
- FOUR BEDROOMS