

# HUNTERS®

HERE TO GET *you* THERE

**52 Town Street, Guiseley, Leeds, LS20 9DT**

**Asking Price £475,000**

**Property Images**





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## Property Images

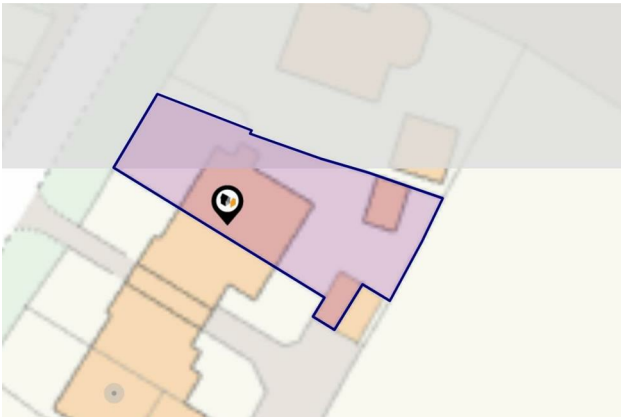




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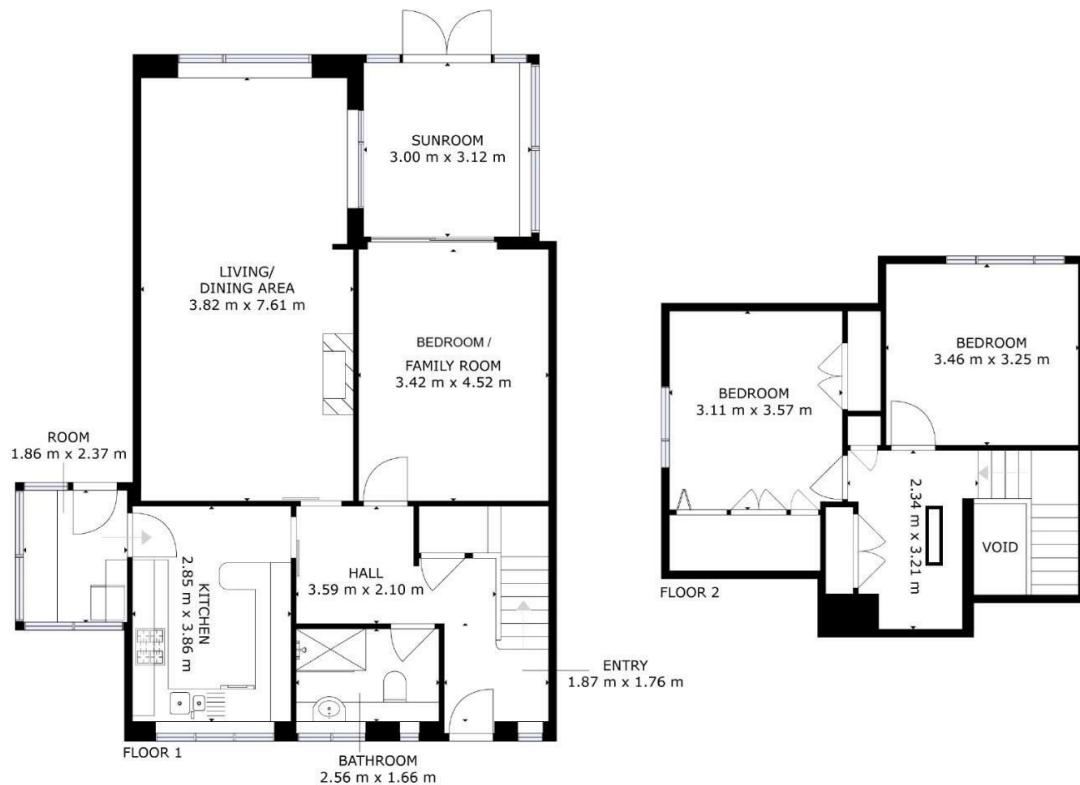
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## Property Images



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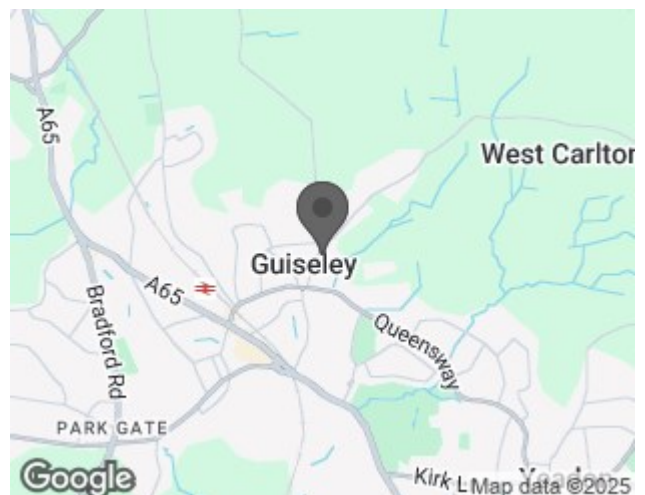
GROSS INTERNAL AREA  
FLOOR 1: 93 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 131 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## 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>		
(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: Bungalow Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in a peaceful residential setting and backing directly onto open fields, this attractive dormer bungalow offers a wonderful opportunity for buyers seeking a versatile home with superb potential. With flexible accommodation arranged over two floors, the property presents scope to reconfigure or further develop, subject to individual needs and the necessary consents.

On the ground floor, a welcoming entrance hallway leads through to a well-appointed kitchen and a practical side porch/utility room. The spacious open-plan living and dining room provides a comfortable and sociable heart to the home, ideal for both relaxing and entertaining. A separate family room, which could also serve as a third bedroom, opens into a charming conservatory that overlooks the rear garden and fields beyond.

To the first floor are two generously sized double bedrooms, each benefitting from eaves storage. The landing has been thoughtfully utilised to incorporate a useful study area, ideal for those working from home or seeking a quiet reading nook.

Outside, the property enjoys enclosed gardens to both the front and rear, the latter offering a private and peaceful outdoor space with uninterrupted views over the surrounding countryside. A garage, located to the rear of the plot, adds further practicality.

Conveniently situated for access to local shops, schools and amenities, this delightful bungalow combines a semi-rural feel with day-to-day convenience. Whether you're looking to downsize, upsize, or create your dream home, this is a rare opportunity not to be missed.

## Features

- BACKS ONTO OPEN FIELDS • SCOPE TO REDVELOP • VERSATILE AND SPACIOUS • UP TO THREE BEDROOMS • GARAGE TO REAR • ENCLOSED GARDENS • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR