

# HUNTERS®

HERE TO GET *you* THERE

7 Wells Road, Guiseley, Leeds, LS20 9AE

Asking Price £350,000

Property Images





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## Property Images



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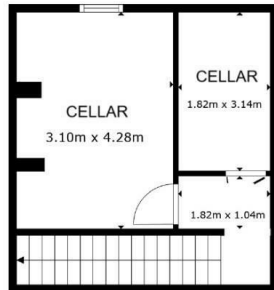
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Property Images



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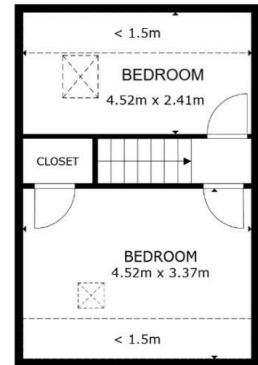
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

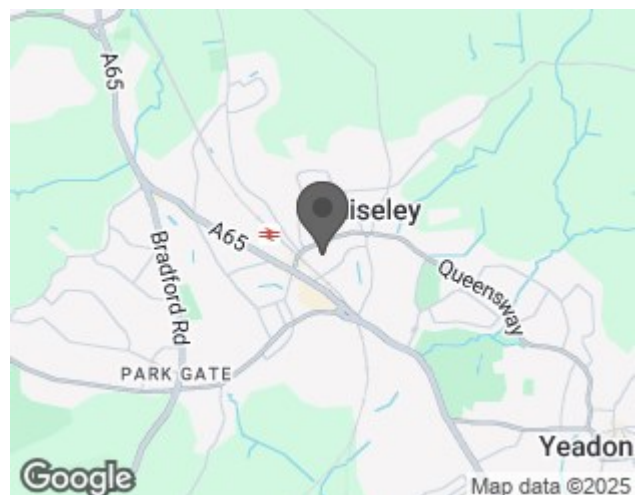
GROSS INTERNAL AREA  
FLOOR 1 27.0 m<sup>2</sup> FLOOR 2 46.6 m<sup>2</sup> FLOOR 3 46.6 m<sup>2</sup> FLOOR 4 23.7 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 7.2 m<sup>2</sup>  
TOTAL : 144.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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: House - Mid Terrace Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

### A Truly Stunning Victorian Home Full of Charm and Character

This beautifully presented stone-built Victorian mid-terrace is bursting with charm, character and generous proportions throughout. Boasting high ceilings and period features, this much-loved home is ideally located just a short walk from Guiseley town centre, the train station, highly regarded schools, and a range of local amenities and transport links.

The accommodation briefly comprises a welcoming entrance hall, a spacious family lounge, and a beautifully appointed country-style dining kitchen. The first floor offers two generous double bedrooms, including a master with a walk-in wardrobe, and a stylish family bathroom. The second floor features two further bedrooms, one of which includes a walk-in cupboard with concealed plumbing, offering the potential to create an en-suite.

Externally, the property benefits from a low-maintenance front garden with mature herbs and planting, as well as on-street parking. To the rear, you'll find the rare bonus of off-street parking, along with a private enclosed garden. This space includes a paved seating area ideal for outdoor dining, and a lawned section bordered by fencing—perfect for families and entertaining.

Guiseley is a highly sought-after area, offering the perfect balance of town and country living. The town boasts an excellent range of shops, supermarkets, eateries, and public houses, catering to all tastes. The nearby train station provides regular services to Leeds, Bradford and Ilkley, while major road links offer easy access to Harrogate and the motorway network. Leeds Bradford Airport is also just a short drive away, making it ideal for commuters. Surrounded by beautiful countryside and with access to the A65, this property is well placed for exploring the Yorkshire Dales and beyond.

This is a fantastic opportunity to acquire a spacious, characterful family home in a prime location—early viewing is strongly advised.

## Features

- STONE TERRACE • SET OVER FOUR FLOORS • ENCLOSED GARDEN AND PARKING TO REAR • CENTRAL GUISEELY LOCATION • HUNTERS 360 TOUR • CLOSE TO TRAIN STATION AND SCHOOLS • PERIOD FEATURES THROUGHOUT • IDEAL FAMILY HOME • USEFUL CELLAR