

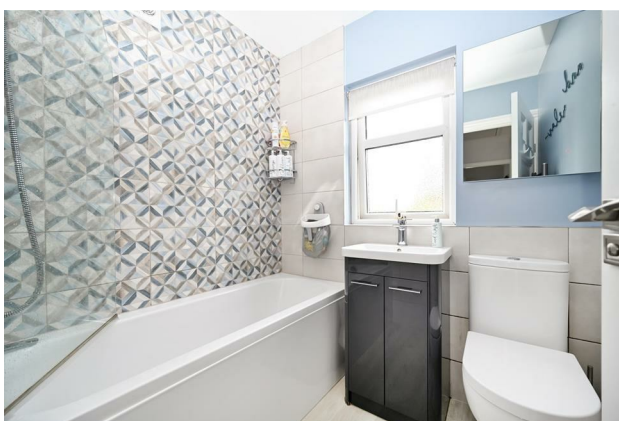
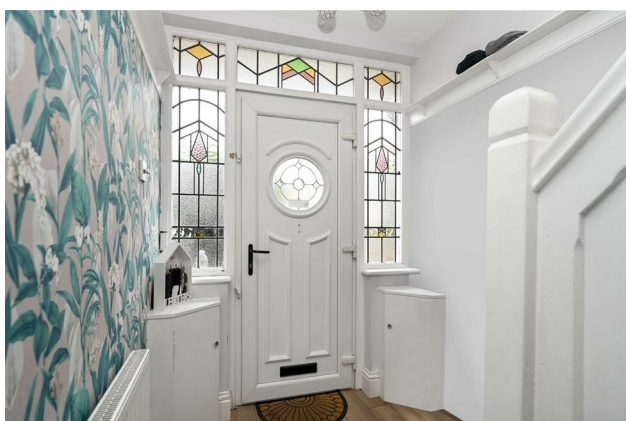
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16 Nethercliffe Road, Guiseley, Leeds, LS20 9HL

Offers In Excess Of £325,000

Property Images



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LIST OF PROPOSED MATERIALS
BRICKS: TO BE DETERMINED BY THE ARCHITECT
ROOFING: TO BE DETERMINED BY THE ARCHITECT
GLAZING: TO BE DETERMINED BY THE ARCHITECT
PAINTING: TO BE DETERMINED BY THE ARCHITECT

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GROSS INTERNAL AREA
GROUND FLOOR : 49.52 m² SECOND FLOOR: 38.65 m²
TOTAL: 88.17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Welcome to this charming 1930's semi-detached residence nestled within a sought-after cul-de-sac, just moments away from the vibrant heart of Guiseley. This delightful property exudes character with its part stained glass windows, intricate cornices, and covings, inviting you to explore its timeless appeal.

As you step inside, you'll be greeted by a sense of space and warmth throughout. The ground floor boasts a generously sized living room adorned with a bay window, offering ample natural light and a cozy ambiance. The living room seamlessly flows into an open-plan dining area and kitchen, creating a perfect space for family gatherings and entertaining.

Adding to the allure of this home is a spacious conservatory, bathed in sunlight and featuring French doors that lead out to the private south-facing garden. With its tranquil setting, this outdoor space provides a serene retreat for relaxation and alfresco dining. Additionally, there is plenty of storage space and a detached garage, ensuring convenience for your storage needs.

Ascending to the first floor, you'll discover three inviting bedrooms, each offering enchanting views overlooking Parkinson's Park. These well-appointed bedrooms provide comfortable accommodation for the whole family. Completing the first floor is a contemporary house bathroom, exuding style and functionality.

Externally, the property offers parking facilities to the front, along with a small garden area. To the rear, a lovely private garden awaits, featuring an artificial lawn and a charming patio area, perfect for enjoying the outdoors in all seasons.

Situated in the desirable locale of Guiseley, residents will benefit from a range of local amenities, including shops, schools, and recreational facilities. The property's proximity to the commercial hubs of Leeds and Bradford ensures convenient access to further amenities and employment opportunities. For commuters, the railway station at Guiseley provides easy connections to Ilkley, Leeds, and Bradford, facilitating effortless travel.

Features

• GLASS ROOF CONSERVASTORY EXTENSION • ENCLOSED GARDEN • VERY HIGH SPECIFICATION • PLANNING PERMISSION TO EXTEND • CLOSE TO TRAIN STATION • CUL DE SAC POSITION • THREE BEDROOMS • CHARMING FEATURES • HUNTERS 360 TOUR • CLOSE TO SCHOOLS