

HUNTERS®

HERE TO GET *you* THERE

11 Ings Lane, Guiseley, Leeds, LS20 8DA

Asking Price £275,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

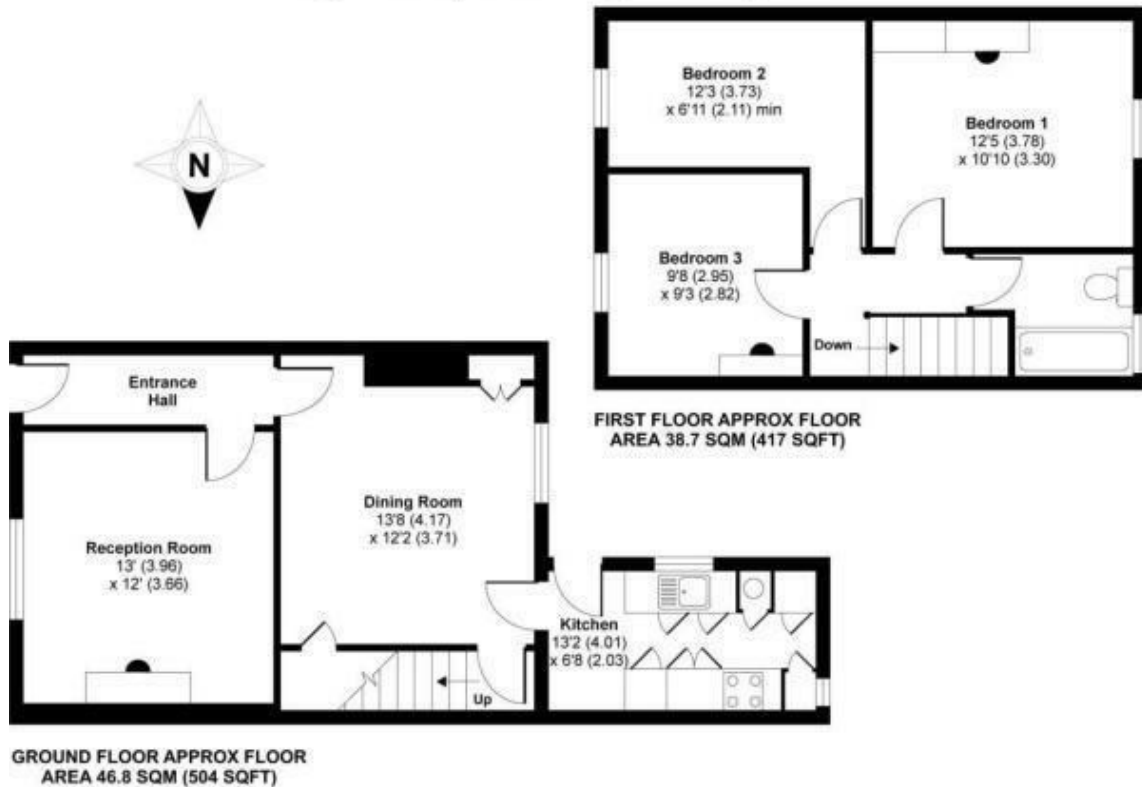
HERE TO GET *you* THERE

Property Images

HUNTERS®

HERE TO GET *you* THERE

Ings Lane, Guiseley, Leeds, LS20



APPROX. GROSS INTERNAL FLOOR AREA 921 SQ FT 85.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Hunters REF : 143715

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	
		71
	39	

Map



Details

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

Summary

Set in a highly convenient position close to the heart of Guiseley, this beautifully appointed stone-built terraced home combines period character with practical modern living. Thoughtfully maintained and tastefully presented throughout, the property offers generous accommodation including three comfortable double bedrooms and two welcoming ground-floor reception rooms – ideal for both family life and entertaining.

The property is approached via an inviting entrance hall that leads through to a well-proportioned lounge featuring attractive period details such as picture rails and traditional pine doors. Beyond the lounge lies a separate dining room, providing an excellent space for formal meals or everyday use. The adjoining kitchen is fitted with a range of cabinetry and enjoys a pleasant outlook.

To the first floor are two double bedrooms, each filled with natural light, along with the house bathroom. A further spacious double bedroom offering flexibility as a principal bedroom, guest suite or dedicated home office.

Externally, the property benefits from a small yet charming courtyard garden to the rear – a low-maintenance outdoor area perfect for sitting out or displaying potted plants. To the front, the home enjoys lovely open views across Guiseley Cricket Club and the surrounding playing fields, enhancing the sense of space rarely found with terrace properties of this style.

Additional advantages include gas central heating and double glazing, ensuring year-round comfort. The property is also superbly located within easy walking distance of Guiseley railway station, providing excellent commuter links to Leeds, Bradford and beyond. With its blend of character features, generous room sizes and desirable setting, this is a home that will appeal to buyers seeking a well-presented period property in a vibrant and well-connected area.

Features

• PART STONE TERRACE • TWO RECEPTION ROOMS • CHARACTERFUL PROPERTY • SUPERBLY PRESENTED • ENCLOSED REAR GARDEN • OFF-STREET PARKING • MODERN KITCHEN • THREE DOUBLE BEDROOMS • VIEWS OVER GUISELEY CRICKET CLUB / PLAYING FIELDS