

# HUNTERS®

HERE TO GET *you* THERE

13 Moor Lane, Guiseley, Leeds, LS20 9DX

Asking Price £300,000

Property Images



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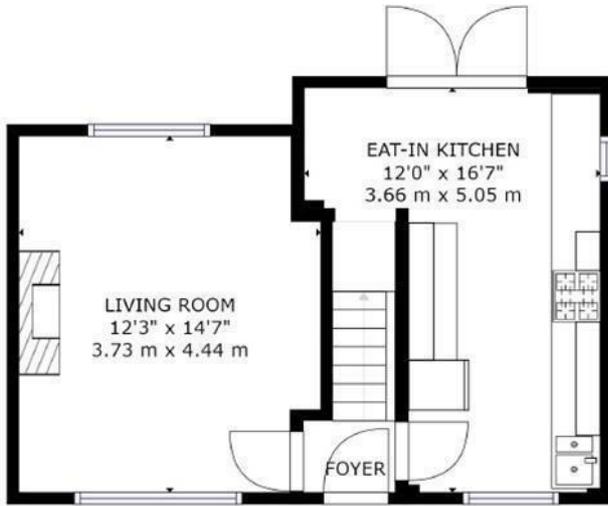
## Property Images



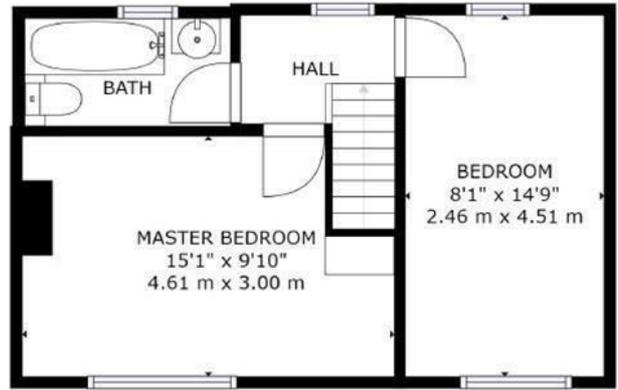
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 368 sq ft, 34 m<sup>2</sup>, FLOOR 2: 348 sq ft, 32 m<sup>2</sup>  
TOTAL: 716 sq ft, 67 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

### Charming Stone Semi-Detached Home in Quiet Cul-de-Sac

Nestled in a peaceful cul-de-sac, this delightful stone semi-detached property offers an ideal blend of character, modern enhancements, and an enviable location. Situated between the picturesque Otley Chevin with its stunning walking trails and the vibrant town of Guiseley, which boasts an array of bars, restaurants, shops, and a train station, the property is also perfectly positioned for access to local schools and amenities.

The current owners have made several recent upgrades, including a block-paved driveway offering convenient off-street parking, fitted wardrobes in the main bedroom, and a boarded loft, providing excellent storage. Additionally, a recently fitted boiler ensures modern energy efficiency.

The accommodation briefly comprises an inviting entrance hallway, a bright dual-aspect lounge, and an L-shaped dining kitchen featuring French doors that open onto the rear garden—perfect for entertaining. Upstairs, there are two generously sized double bedrooms, with the main bedroom benefitting from the fitted wardrobes, and a contemporary house bathroom.

Externally, the property boasts a lovely rear garden with a mix of lawn and paved areas, surrounded by mature shrubs and plants, creating a serene outdoor space. To the front, the newly installed block-paved driveway adds practicality, while the side garden features a lawned area.

This charming home offers a superb opportunity for those seeking a well-maintained and thoughtfully updated property in a sought-after location. Early viewing is highly recommended to fully appreciate all it has to offer.

## Features

- CLOSE TO THE CENTRE OF GUISELEY • GARDENS TO SIDE AND REAR • OFF-STREET PARKING • SUPERBLY PRESENTED THROUGHOUT • TWO DOUBLE BEDROOMS • DINING KITCHEN WITH FRENCH DOORS OUT TO REAR GARDEN • IDEAL FIRST TIME BUYER PROPERTY • CLOSE TO TRAIN STATION • SOUTH FACING GARDEN • CUL DE SAC POSITION