

# HUNTERS®

HERE TO GET *you* THERE

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

**Asking Price £525,000**

**Property Images**

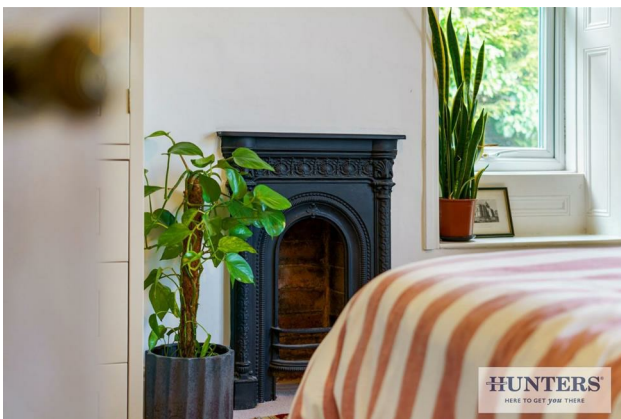




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## Property Images

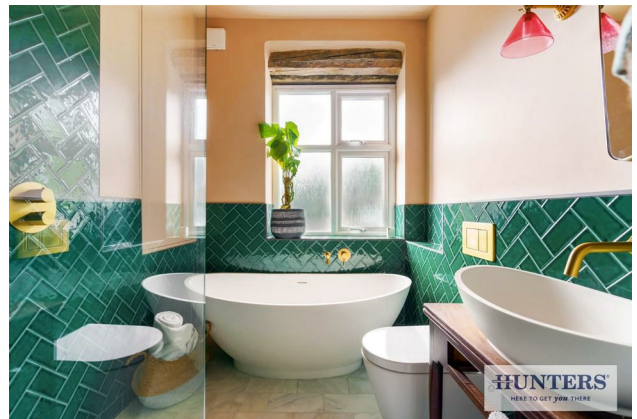




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GROSS INTERNAL AREA  
FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
FLOOR 3: 24 m<sup>2</sup>, TOTAL: 124 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## EPC

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>75</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (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: 4 Bathrooms: 3 Receptions: 2  
Tenure: Freehold

This beautifully presented and sympathetically extended four-bedroom period residence offers a harmonious blend of original character features with tasteful contemporary styling. Set within attractive landscaped gardens and benefiting from a separate double garage, this charming home is ideal for families and those who enjoy entertaining.

Upon entering the property, you are welcomed by a spacious and inviting lounge to the front, featuring a large bay window that allows for an abundance of natural light. A striking cast iron multi fuel wood burner with pine surround provides a cosy focal point, enhancing the room's period charm.

To the rear, the property truly comes into its own with a stunning open-plan living kitchen, which serves as the heart of the home. This expansive and versatile space boasts a central island with classic Shaker-style units, brushed brass fittings, and a range of integrated appliances. A multi-fuel stove with an elegant stone surround adds warmth and character, while large sliding doors open onto the rear garden, creating a seamless transition between indoor and outdoor living – perfect for both everyday family life and entertaining guests. A conveniently located downstairs WC, complete with low flush toilet and wash hand basin, completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms. Bedroom two benefits from windows to both the front and side aspects, along with built-in storage. Bedroom three is light and airy, with views to the side, while bedroom four features a front-facing window and further built-in cupboard space. The stylish house bathroom is also located on this level, fitted with a contemporary four-piece suite including a bath, separate walk-in shower with chrome fittings, low flush WC, and a wash hand basin. Underfloor heating and a built-in airing cupboard add a further touch of luxury and practicality.

Occupying the entire second floor is the elegant principal bedroom, presented in a neutral décor that complements the home's original features. Character is retained through exposed ceiling beams and attractive wooden panelling. This light-filled room enjoys both a side window and a Velux roof window. The master bedroom also benefits from a modern en suite shower room, comprising a corner shower unit, low flush WC, wash hand basin, and heated towel rail.

Externally, the rear garden is a delight. A well-kept lawn provides ample space for children to play, while a raised decked seating area at the top of the garden offers a peaceful retreat for relaxing or socialising. The property also includes a separate double garage, accessed via a shared courtyard, which provides secure off-street parking.

Situated in a sought-after location, the property is well placed for access to excellent local amenities, including shops, reputable schools, a train station, and the scenic Otley Chevin, making this a truly desirable family home.

This beautifully extended four-bedroom period home seamlessly blends original charm with modern finishes. The ground floor boasts a spacious lounge and a stunning open-plan kitchen/living area with Shaker units, a central island, multi-fuel stove, and sliding doors to the garden. Upstairs offers three bedrooms and a luxurious bathroom with underfloor heating, while the top floor is dedicated to the characterful master suite with en suite. Outside, the rear garden features lawn, decking, and patio areas, with a separate double garage providing off-street parking. Ideally located near shops, schools, transport links, and Otley Chevin, this is a perfect family home.

## Features

• STUNNING OPEN PLAN DINING KITCHEN WITH CENTRAL ISLAND • PERIOD FEATURES THROUGHOUT • MASTER SUITE TO SECOND FLOOR • LANDSCAPED GARDENS • BESPOKE JOINERY THROUGHOUT • DOUBLE GARAGE • CONVENIENT LOCATION • HUNTERS 3D TOUR • GUEST WC • VIEWING ESSENTIAL