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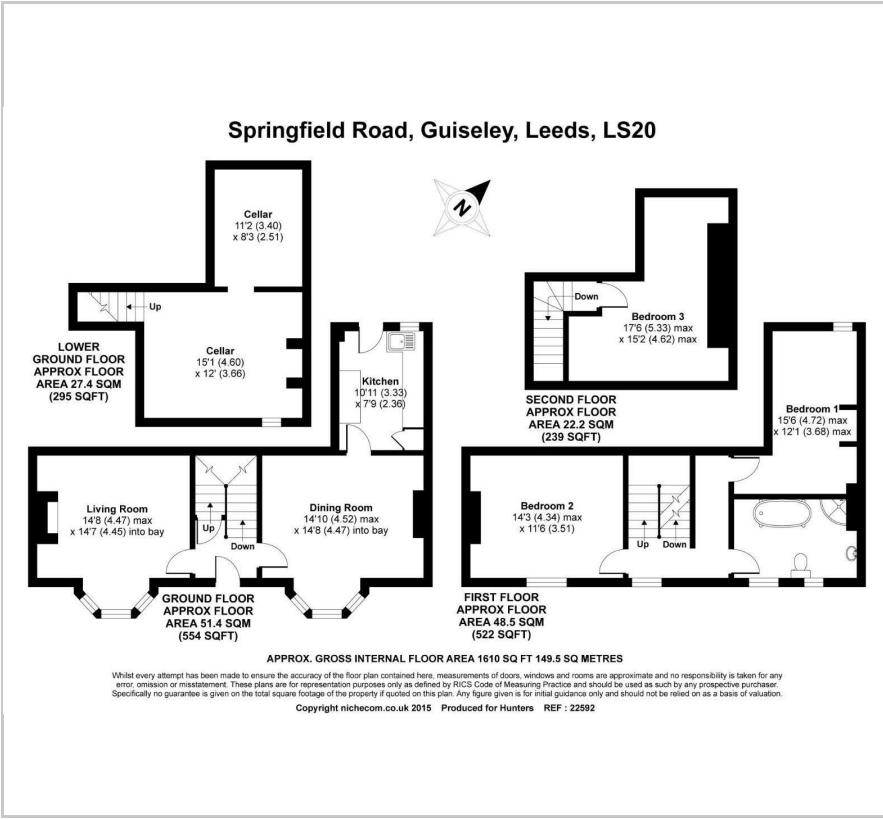
33 Springfield Road

Guiseley, Leeds, LS20 9AN

Asking Price £299,950



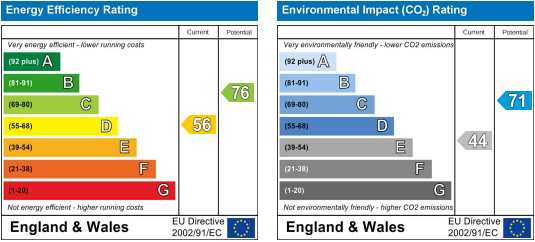
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- REFURBISHED INTERNALLY
- PERIOD FIREPLACES
- THREE DOUBLE BEDROOMS
- 4 PIECE BATHROOM SUITE
- CHAIN FREE
- FLAG STONE FLOORING
- EPC RATING = D
- CELLAR SPACE
- EXPOSED BEAMS
- CENTRAL GUISELEY LOCATION



Offered CHAIN FREE and having undergone extensive refurbishment over recent years by an experienced developer this double fronted three bedroom period property boasts a wealth of character, spacious rooms and an enviable position in Guiseley centre. The property has been upgraded throughout but has kept a lot of its period features such as flag stone flooring to the Ground Floor, feature fireplaces in the Reception Rooms and exposed beams to the Attic Bedroom. The rooms are mostly good sizes and square with a mix of period and modern complementing each other, offering a very modern twist on a beautiful period home. Neutral decor is offered throughout and the Master Bedroom has the added bonus of a room above with Velux windows and central heating, accessed via a pull down ladder, which would be ideal to be used as an Office or even as a Teenager's Room. Storage space comes in abundance with fantastic Cellar Rooms which, should it be required, could be made into further living accommodation (subject to planning). The property would undoubtedly suite a professional couple as well as a family, due to its close proximity to the train station, schools and local amenities.

The property comprises the Ground Floor: Entrance Hall, Lounge, Dining Room and Kitchen. To the Basement Level: Cellar. To the First Floor: Master Bedroom with additional room above accessed via a pull down ladder, Bedroom Two and luxury 4 piece House Bathroom. To the Second Floor: Bedroom Three. Externally is on street Permit Parking and to the rear is a large communal area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.