

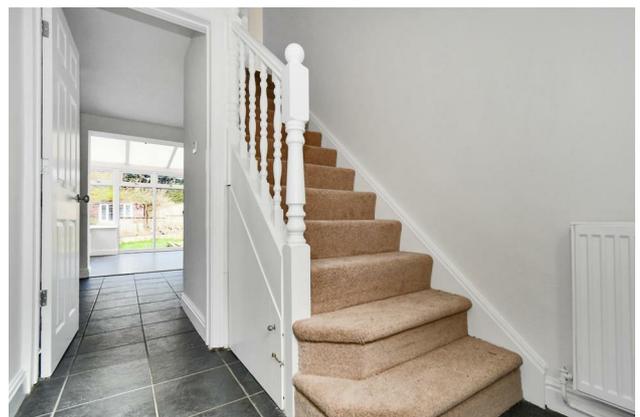
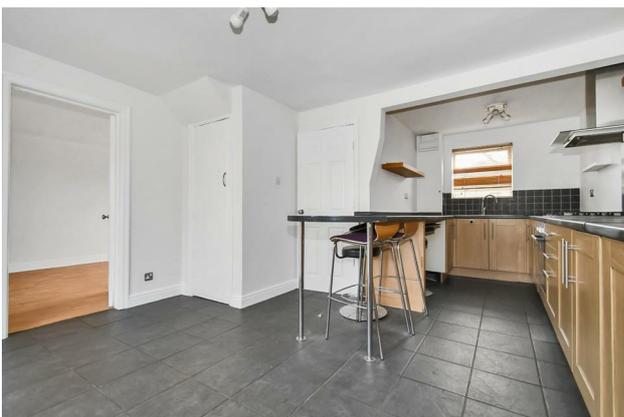
HUNTERS®

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11 Howson Close, Guiseley, Leeds, West Yorkshire, LS20 9JW

Asking Price £229,950

Property Images



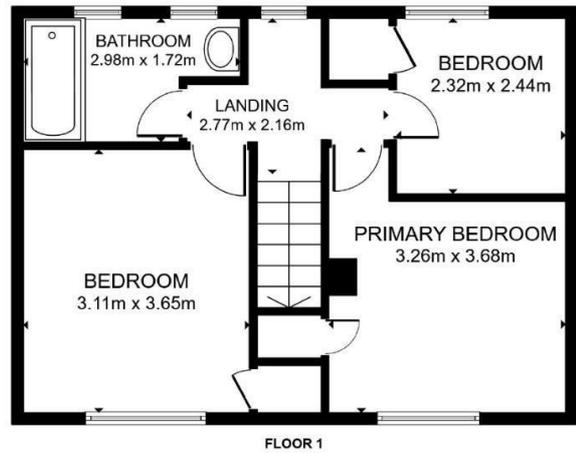
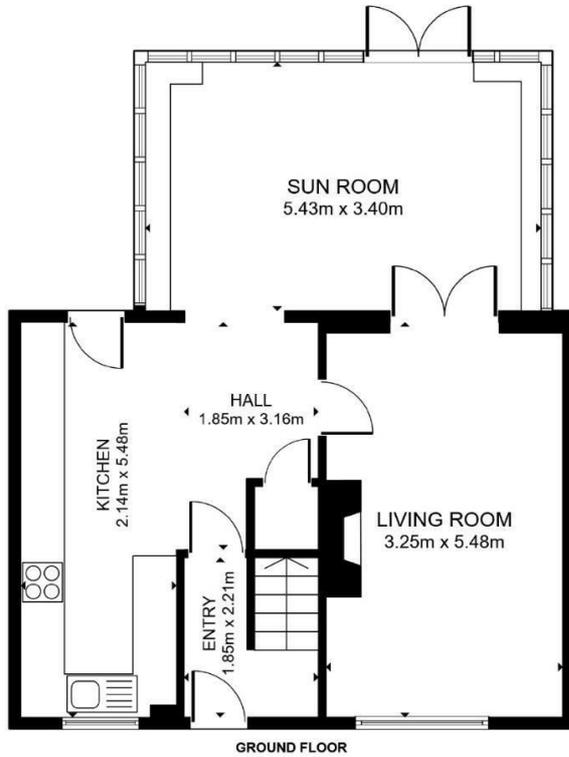
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Property Images



Floorplan



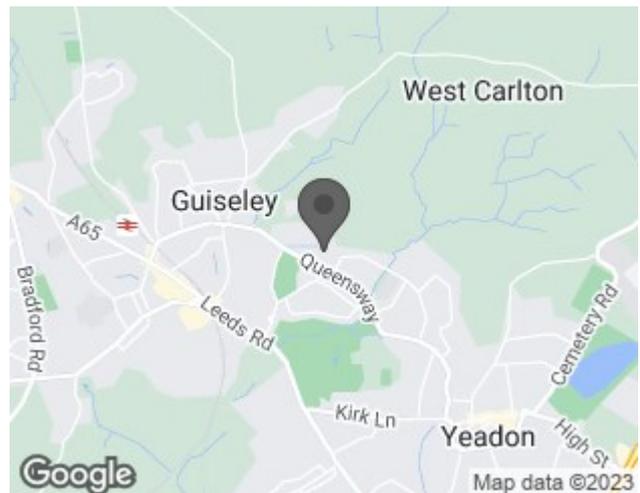
TOTAL: 101.1 m²
 NET: 101.1 m²
 GROUND FLOOR 60.4 m² FLOOR 1 40.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		75

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

A newly decorated and extended family home located within this popular cul de sac which benefits from a large, enclosed rear garden. Sure to appeal the property must be viewed to fully appreciate.

Accommodation briefly consists of an entrance hallway, lounge and an open plan extended living kitchen with access out to the rear garden. To the first floor can be found the three bedrooms and the main house bathroom. Externally there is a small garden to the front and a large garden to the rear with a decked terrace.

The property is well positioned for access to several highly regarded primary and secondary schools, a wide range of amenities and a train station.

Features

• RECENTLY UPDATED • EXTENDED TO REAR • CUL DE SAC POSITION • ENCLOSED REAR GARDEN • OPEN PLAN DINING KITCHEN • RAISED DECKED TERRACE • NO ONWARD CHAIN • CLOSE TO SCHOOLS AND AMENITIES • CLOSE TO TRAIN STATION • EPC RATING = D