

# HUNTERS®

HERE TO GET *you* THERE

12 Fieldhead Drive, Guiseley, Leeds, LS20 8DZ

Asking Price £336,000

Property Images





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## Property Images





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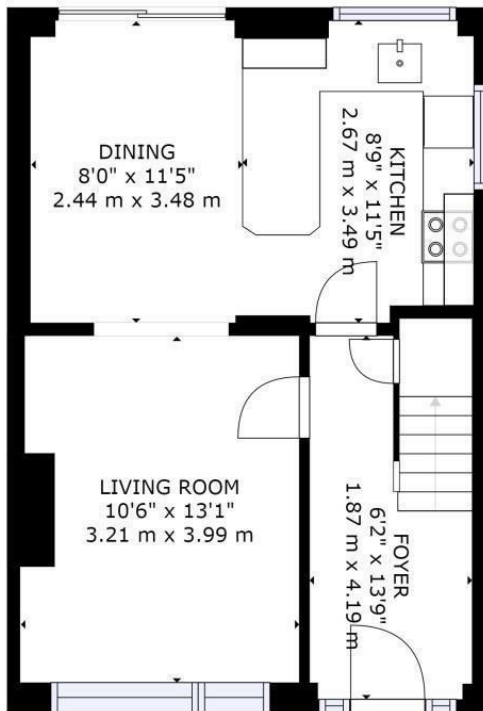
## Property Images



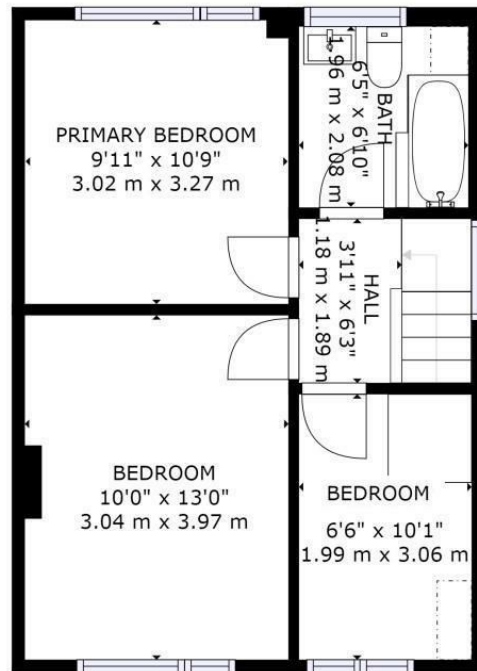


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FLOOR 1

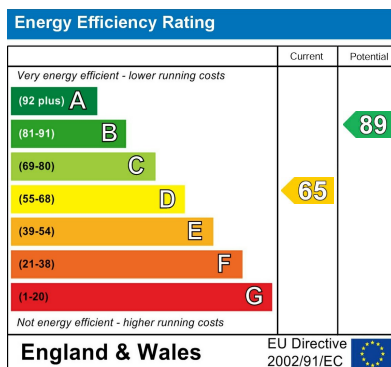


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 422 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 400 sq. ft, 37 m<sup>2</sup>  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 7 sq. ft, 1 m<sup>2</sup>  
TOTAL: 822 sq. ft, 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## EPC



## Map



## Details

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

## Summary

Nestled in an exceptionally sought-after location, this beautifully presented family home offers impressive, high-specification living with convenient access to well-regarded local schools, a wealth of amenities, and a nearby train station. Boasting landscaped side and rear gardens with a desirable southerly aspect, the property also presents exciting potential for extension, subject to the necessary planning permissions.

Upon entering, you're welcomed by an inviting hallway featuring oak flooring and an elegant staircase. The heart of the home is the stylish dining kitchen, designed with both family life and entertaining in mind. It showcases classic shaker-style cabinetry, a breakfast bar for casual dining, and patio doors that open onto the rear garden—an ideal space for indoor-outdoor living.

A spacious living room provides a relaxing retreat to complete the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a luxurious rain shower.

Externally, the front garden adds kerb appeal while a private driveway offers off-street parking for at least two vehicles. The rear garden, which enjoys plentiful sunlight, is thoughtfully designed with a mix of lawned and paved areas, bordered by mature planting.

This is a superb opportunity to acquire a stylish and functional home in a prime location.

## Features

- LANDSCAPED GARDENS TO REAR AND SIDE • SCOPE TO EXTEND - STP • STUNNING DINING KITCHEN • CLOSE TO HIGHLY REGARDED SCHOOLS AND TRAIN STATION • HUNTERS 360 TOUR • PERFECT FAMILY HOME • EPC RATING = D • VERY HIGH SPECIFICATION