

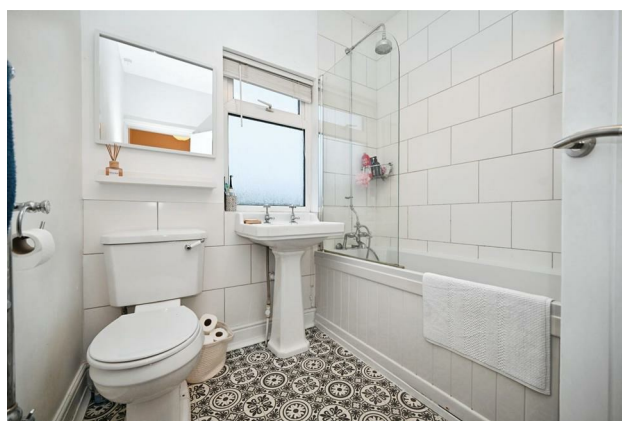
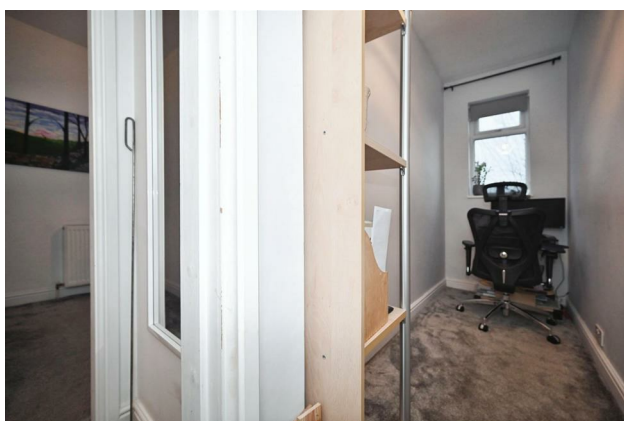
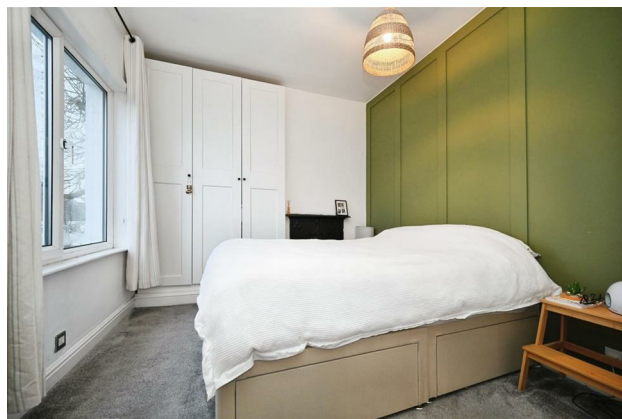
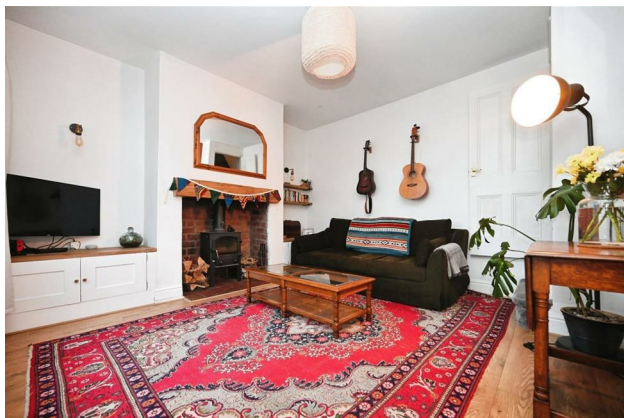
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**29 West End Terrace, Guiseley, Leeds, LS20 8LX**

**Asking Price £175,000**

Property Images



# HUNTERS<sup>®</sup>

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## Property Images



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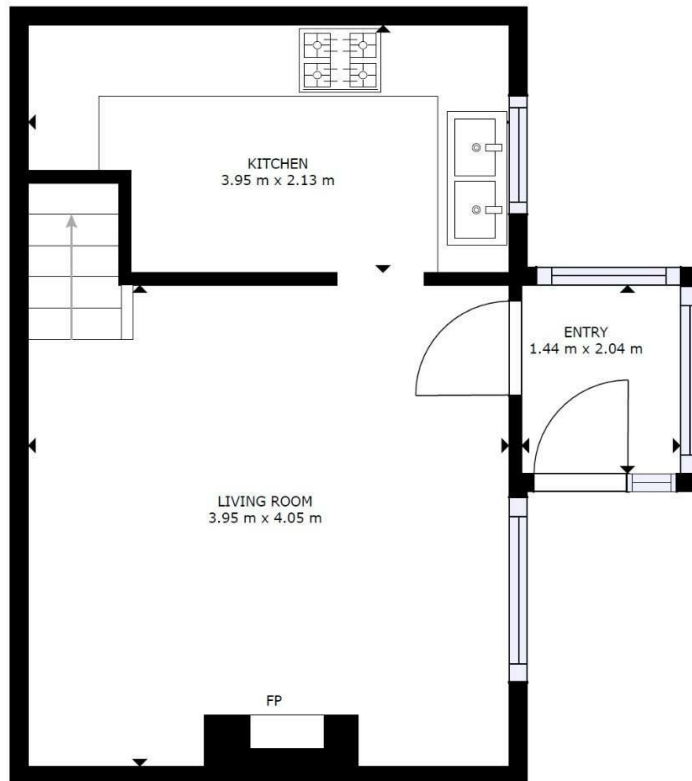
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Property Images

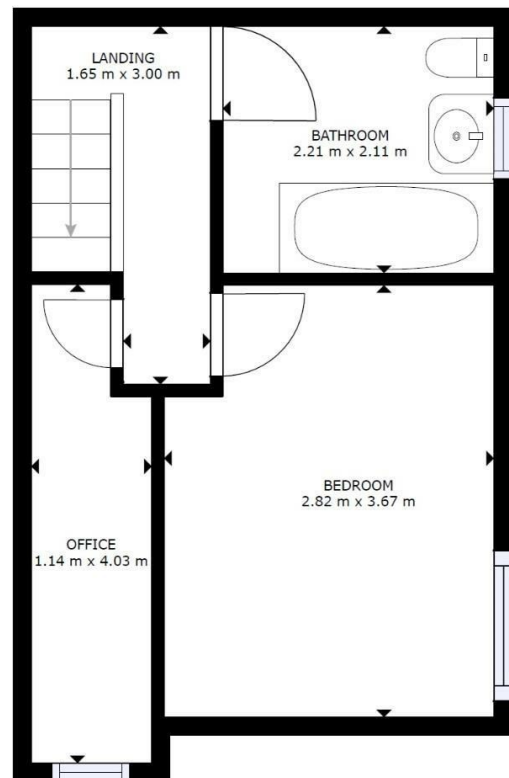


# HUNTERS®

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 28 m<sup>2</sup>, FLOOR 2: 24 m<sup>2</sup>  
TOTAL: 52 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(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 - End Terrace Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This beautifully presented end-terrace home is perfect for first-time buyers or those looking to downsize. With iconic moorland walks, country pubs and just a 7 minute walk to the train station. This hidden gem offers convenience, a bright garden area and a wood-burning stove. A rare find.

The home welcomes you with an entrance porch, ideal for storing coats and shoes, leading into a bright and airy family lounge. This inviting space features a striking inglenook wood-burning stove, fitted cupboards, and stylish laminate flooring, creating a warm and cosy atmosphere. The modern fitted kitchen boasts an excellent range of contemporary wall and base units, complemented by sleek work surfaces, a porcelain sink with a single drainer, an integral electric cooker with a gas hob, and an integrated fridge freezer. There is also a designated space for a washing machine, making it both stylish and practical.

Upstairs, the first floor offers a fantastic master bedroom with fitted wardrobes, a feature cast iron fireplace, and plenty of natural light. There is also a versatile second room, ideal for a nursery, office, or guest room. The house bathroom is tastefully designed, featuring a rounded top bath, wash hand basin, low-level WC, part-tiled walls, and a heated towel rail. The property also benefits from access to a partially boarded loft with a pull-down ladder, providing valuable additional storage space.

Externally, the home boasts an enclosed front garden leading to an artificial lawn, raised flower beds, and a side garden that extends to the beck. A garden shed offers additional outdoor storage, and the setting provides a delightful space to relax and enjoy the summer months. Right of access for neighboring property.

Guiseley itself is a highly desirable area with a fantastic range of shops, restaurants, and pubs, as well as excellent schools and transport links. The train station offers easy access to Leeds and Ilkley.

## Features

- ONE DOUBLE BEDROOM PLUS STUDY • QUIET BACKWATER LOCATION • CLOSE TO SHOPS AND AMENITIES • PERIOD FEATURES • CLOSE TO SCHOOLS AND TRAIN STATION • ENCLOSED GARDEN • HUNTERS 360 TOUR • IDEAL FOR FIRST TIME BUYER OR BUY TO LET INVESTOR