

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



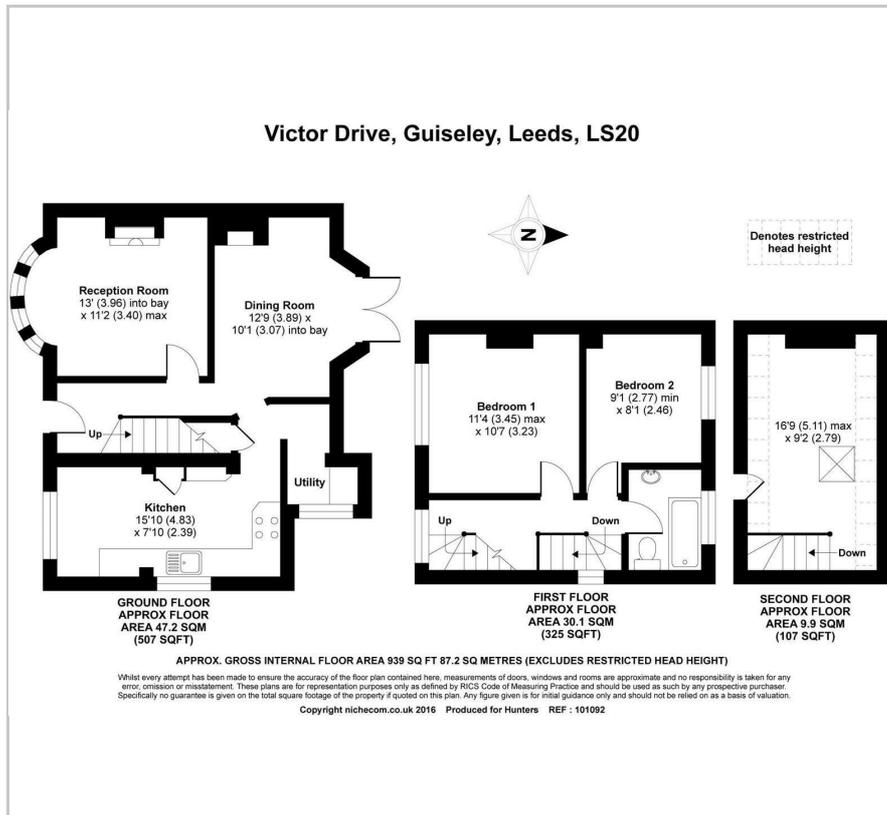
8 Victor Drive

Guiseley, Leeds, LS20 9LX

Asking Price £269,950



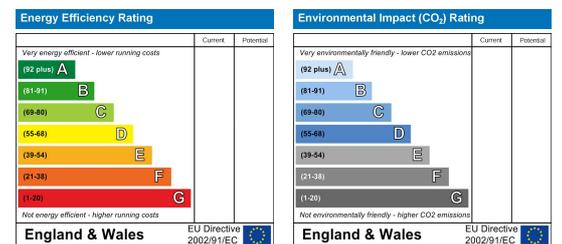
## Floor Plan



## 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.

- EXTENDED
- LOG BURNING STOVE
- CLOSE TO THE CENTRE OF GUISELEY
- UTILITY ROOM
- TWO BEDROOMS AND LOFT ROOM
- CUL DE SAC POSITON
- LANDSCAPED GARDENS
- DOUBLE GLAZING
- EPC RATING = D



With a log burning stove and oak flooring this property has a real cottage like feel. It also benefits from a side extension, loft room accessed by a fixed staircase and landscaped gardens.

Accommodation briefly consists of an entrance hallway, lounge with bay window and Inglenook style fireplace, dining room with the log burning stove and French doors leading out to the rear garden, a fitted kitchen and a small utility. To the first floor are two double bedrooms and a modern house bathroom. The loft room has been utilised by the current vendors as a third bedroom.

Externally there is a small lawned garden to the front with wood chip and planted boarders as well as a gravelled area which provides off street parking. The rear garden is paved and decked and benefits from the afternoon sun - weather permitting!

For more details, or to arrange a viewing, please call Hunters on 0113 202 9923.



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.

45 High Street, Yeadon, LS19 7SP

Tel: 01132029923 Email: [yeaddon@hunters.com](mailto:yeaddon@hunters.com) [www.hunters.com](http://www.hunters.com)