

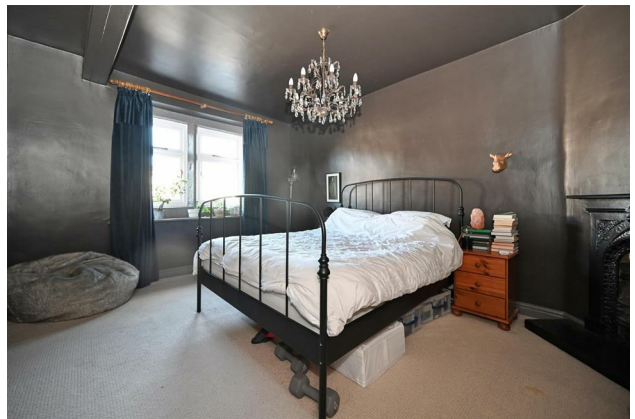
HUNTERS®

HERE TO GET *you* THERE

39 Back Lane, Guiseley, Leeds, LS20 8EA

Offers In The Region Of £249,950

Property Images



HUNTERS®

HERE TO GET *you* THERE

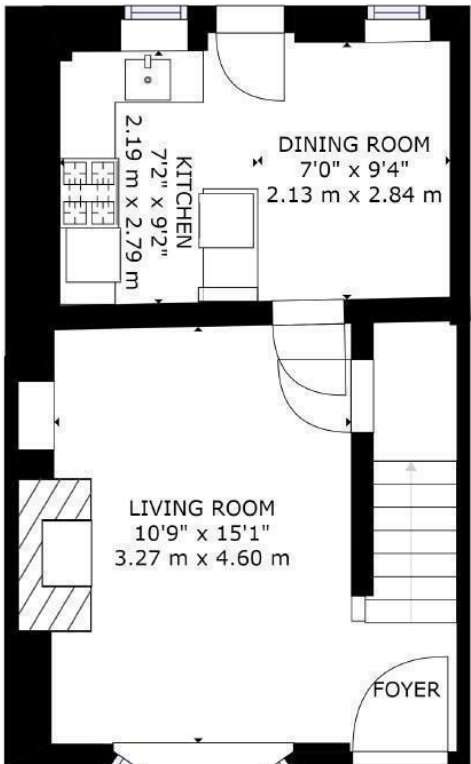
Property Images



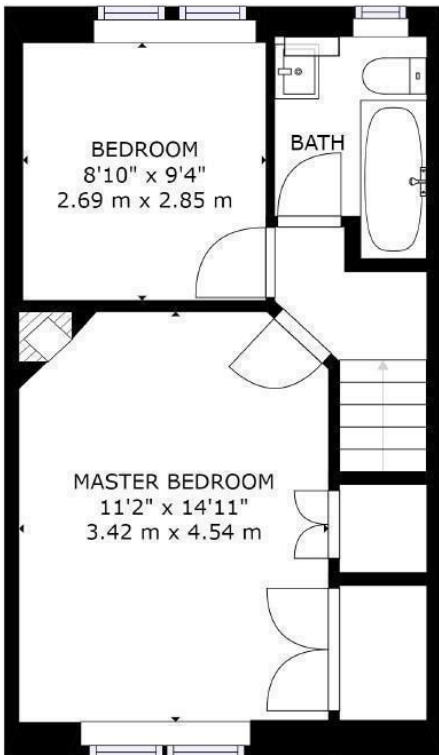
HUNTERS[®]

HERE TO GET *you* THERE

Property Images



FLOOR 1

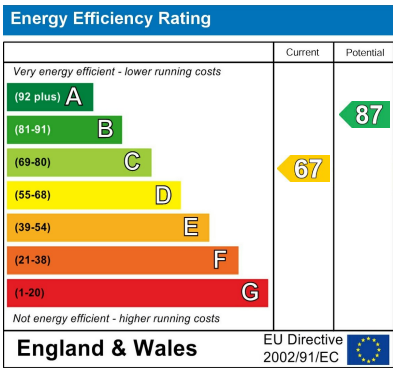


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 392 sq. ft, 36 m², FLOOR 2: 375 sq. ft, 35 m²
TOTAL: 767 sq. ft, 71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC



Map



Details

Type: Character Property Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This enchanting stone cottage, nestled close to the heart of Guiseley, offers a unique blend of historical charm and modern convenience. From the moment you step inside, the character and warmth of this period home are evident, with features that showcase its rich heritage. The lounge, with its exposed beams and roof trusses, provides a cozy retreat, complete with an open fireplace that invites you to relax on cooler evenings. The dining kitchen is a delightful space, enhanced by a stable door that opens directly onto the rear garden, seamlessly blending indoor and outdoor living. Under the stairs, you'll find a practical storage area, ideal for keeping the home organized.

The first floor is equally charming, featuring a main bedroom with built-in wardrobes and storage, offering ample space while maintaining the cottage's character. The second bedroom, perfect for guests or as a home office, and the house bathroom complete this floor, ensuring all your needs are met.

Outside, the rear garden is a tranquil oasis, enjoying a westerly aspect that captures the afternoon sun. With a mix of patio, lawned garden, and thoughtfully planted borders, this space is perfect for outdoor entertaining or simply enjoying the peace and quiet. The property also benefits from a right of access to the rear garden, adding to its practicality.

Located just a short distance from Guiseley's vibrant center, the cottage offers excellent access to a variety of local shops, amenities, and highly regarded schools. The nearby train station makes commuting easy, ensuring this property is as convenient as it is charming. This stone cottage is truly a special find, sure to appeal to those seeking a home with character and a strong connection to the past.

Features

- CHARACTER STONE COTTAGE • ENCLOSED GARDEN TO REAR • PERIOD FEATURES THROUGHOUT • DINING KITCHEN • CLOSE TO HEART OF GUISELEY • HUNTERS 360 TOUR • NO ONWARD CHAIN