

# HUNTERS®

HERE TO GET *you* THERE



12 Fieldhead Drive

Guiseley, Leeds, LS20 8DZ

Asking Price £289,950



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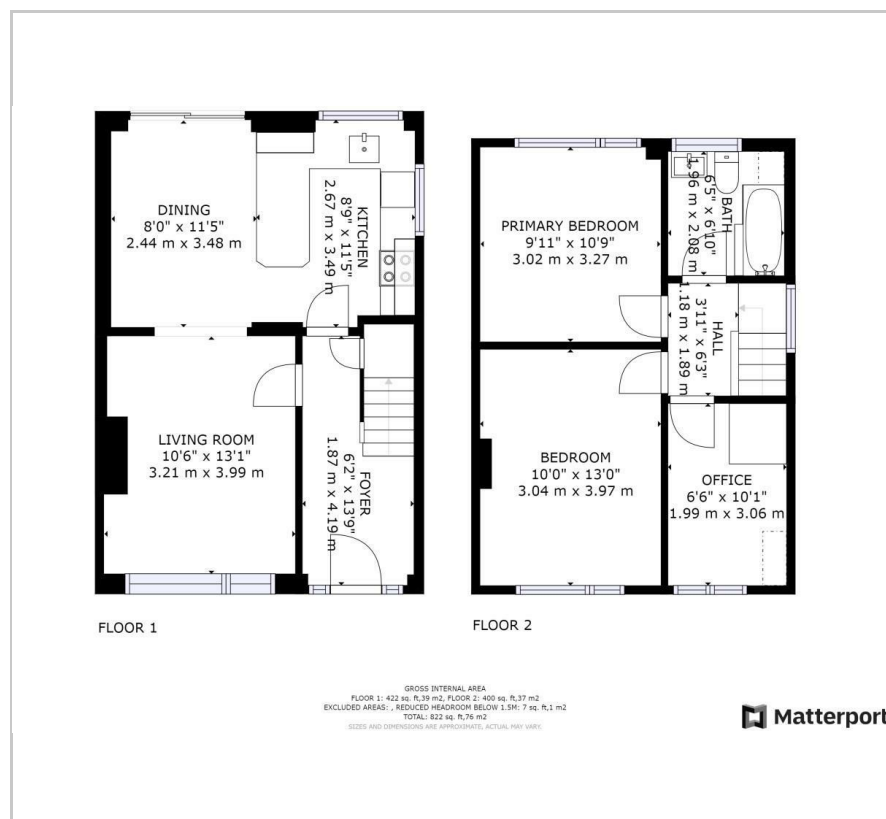
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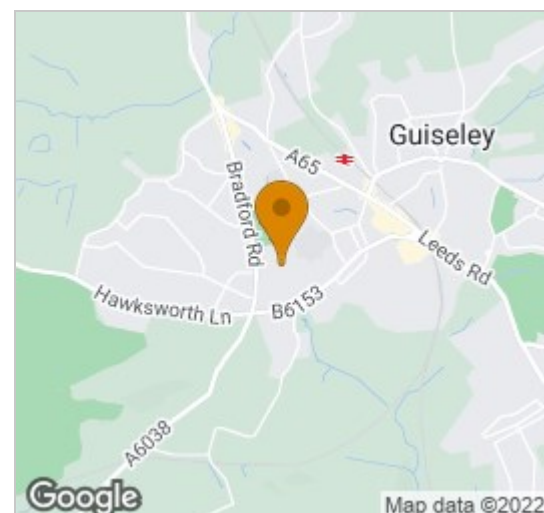
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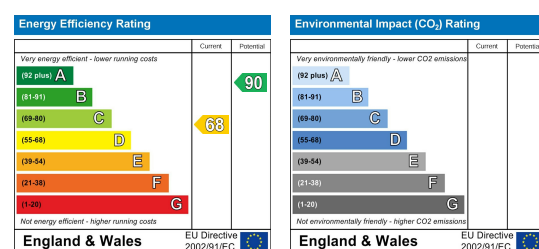
## Floor Plan



## 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.

- 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

An absolutely stunning and high specification family home situated within this extremely sought after location with excellent access to highly regarded local schools, a wide range of amenities and a train station. With landscaped gardens to the side and rear with a southerly aspect the property also offers potential to extend - subject to planning consent.

Accommodation briefly consists of an entrance hallway, with oak flooring and attractive staircase. The dining kitchen is a perfect space for a family or those who love to entertain - with shaker style units, breakfast bar and doors leading out to the rear garden this really is a fantastic space. The living room completes the ground floor accommodation. To the first floor can be found the three bedrooms and modern house bathroom with rain shower. Externally there is a small garden to the front and driveway allowing for off-street parking for at least two cars. The rear garden at the time of coming to the market was bathed in sunshine; with lawned and paved areas complimented by planted borders this is a perfect garden for kids - there is also an artificial lawned putting green perfect for the older children!



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.