

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



144 Otley Road

Guiseley, Leeds, LS20 8LZ

Asking Price £349,950



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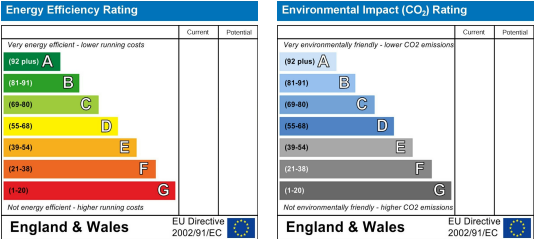
Floor Plan



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.

- CENTRAL GUISELEY LOCATION
- FAR REACHING VIEWS
- VERY SPACIOUS FAMILY HOME
- FLEXIBLE AND VERSATILE ACCOMODATION
- EPC RATING = D
- OVER FOUR FLOORS
- LARGE GARDEN AND GARAGE TO REAR
- CLOSE TO TRAIN STAITON AND HIGHLY REGARDED SCHOOLS
- NO ONWARD CHAIN
- RECENTLY REFURBISHED STONE TERRACE



\*\*\* HUNTERS 360 VIRTUAL REALITY TOUR \*\*\*

A very substantial and deceptive stone terrace boasting a CENTRAL GUISELEY location, LARGE REAR GARDEN, DETACHED GARAGE and versatile accommodation over FOUR FLOORS. Having undergone extensive renovation and refurbishment throughout the property which is offered to the market with no onward chain is ready to move into.

Accommodation briefly consists of an open plan living kitchen with shaker style units and bar window, a versatile room to the basement level with utility and guest wc. To the first floor can be found the master bedroom with ensuite, the house bathroom and bedroom four. To the top floor can be found the two remaining bedrooms. Externally there is a garden to the front which sets the property back from the road. To the rear is off-street parking, an enclosed garden and a large detached garage.

Situated close to the heart of Guiseley the property enjoys excellent access to a wide range of local shops and amenities, several highly regarded schools and a health club and the train station.



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.