

HUNTERS®

HERE TO GET *you* THERE

9 Cartwright Avenue, Guiseley, Leeds, West Yorkshire, LS20 9FJ

Asking Price £442,500

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS®

HERE TO GET *you* THERE

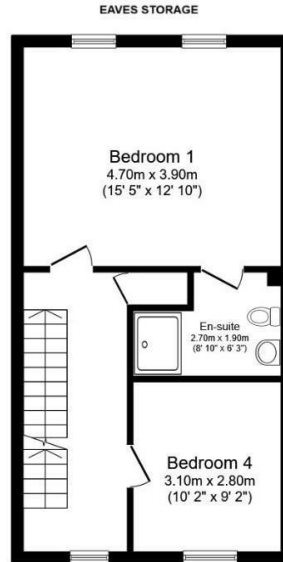
Property Images





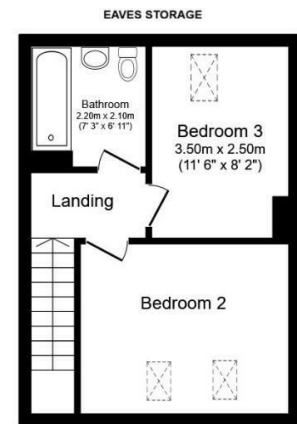
Ground Floor

Floor area 57.7 sq.m. (621 sq.ft.)



First Floor

Floor area 43.2 sq.m. (465 sq.ft.)



Second Floor

Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 132.4 sq.m. (1,425 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Situated within a highly sought-after development in the heart of Guiseley, this beautifully presented modern home offers stylish and versatile accommodation just a short stroll from the train station and local amenities. Currently, the garage is being converted to create a contemporary home office, with completion expected imminently, adding further practicality to this superb property.

Upon entering, the welcoming reception hallway provides access to the living room, dining kitchen, cloakroom and a useful storage cupboard. The hallway features tiled flooring and stairs rising to the first floor. The cloakroom includes a modern wash basin with tiled splashback and a low-level WC. The spacious living room enjoys an abundance of natural light and opens onto the rear garden through tri-folding doors, creating a wonderful space for relaxation or entertaining.

The stylish dining kitchen is fitted with sleek gloss units in white and grey tones, complemented by marble-effect work surfaces. Integrated appliances include twin ovens, a five-ring gas hob, fridge, freezer, dishwasher and washer/dryer, with spot lighting and tiled flooring completing the modern design.

On the first floor, the principal bedroom is a generous double featuring two rear-facing windows and an en suite shower room. A further well-proportioned bedroom and an airing cupboard are also located on this floor. The second floor offers two additional double bedrooms, each with Velux windows, along with a contemporary family bathroom comprising a white three-piece suite with shower over bath.

Externally, the property benefits from a small front garden with driveway parking and a part-converted garage providing storage. The loft space over the garage is boarded for even more storage. The rear garden is enclosed and mainly laid to lawn, featuring a paved patio ideal for outdoor dining. This excellent home combines modern design, flexible living and a prime Guiseley location.

Features

- MODERN STONE SEMI • SET OVER THREE FLOORS • GARAGE BEING CONVERTED TO CREATE HOME OFFICE WITH GARDEN STORE TO FRONT • MASTER SUITE • LANDSCAPED REAR GARDEN • MINUTES FROM TRAIN STATION • IDEAL FAMILY HOME • GUEST WC • HIGH SPECIFICATION • CLOSE TO SCHOOLS