



**Park Road
Guiseley
Leeds
West Yorkshire
LS20 8AR**

Offers In Excess Of £360,000

bettermove

Park Road Leeds

Bettermove are proud to present this 4 bedroom Semi-Detached House in the sought after area of Guiseley.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is E.

The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen, dining room, large sitting room and conservatory and bathroom on the ground floor. The first floor consists of four bedrooms and the family bathrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

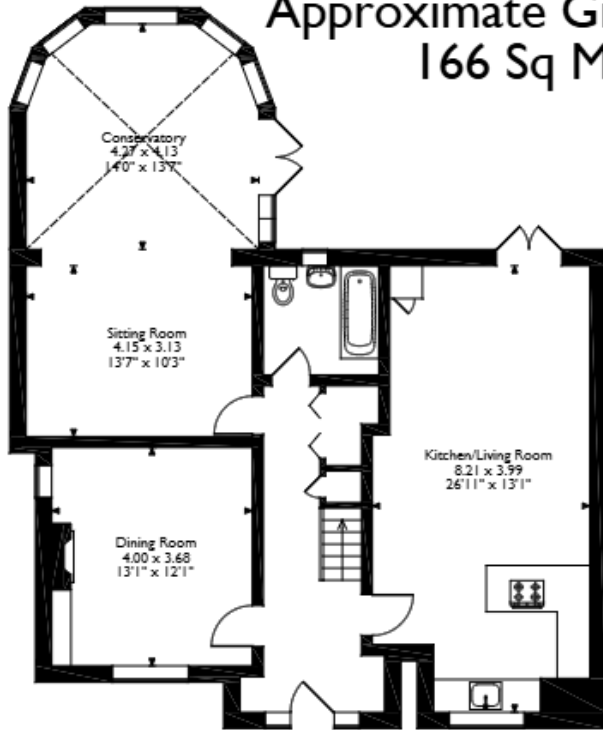
Located in the popular residential area of Guiseley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Guiseley Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

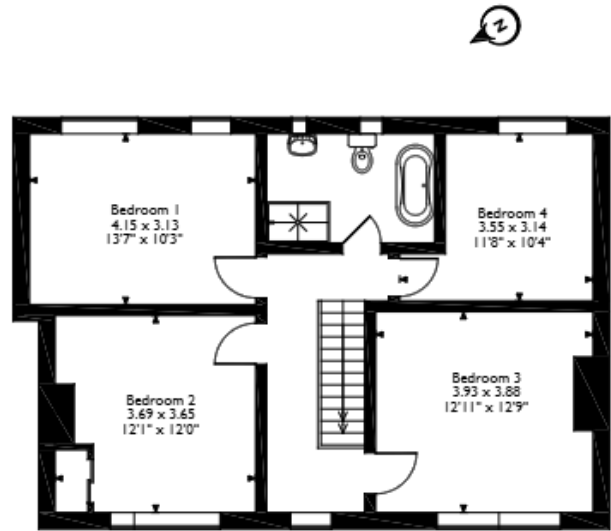


Park Road, Guiseley, Leeds

Approximate Gross Internal Area 166 Sq M / 1786 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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