

# Harrison Robinson

Estate Agents



**14 Oxford Avenue, Guiseley, LS20 9BX**

**Price Guide £485,000**

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### GROUND FLOOR

#### Entrance Hall

A smart, recently installed, composite entrance door with decorative glazed panels and side window opens into a welcoming entrance hall. Attractive floor tiling, stained glass arched window to side elevation. Doors open into the dining kitchen and lounge. Radiator beneath radiator cover, a wooden staircase with timber balustrading and carpet runner leads to the first floor of the property.

#### Lounge

14'0" x 11'8" (4.27 x 3.56)

A well presented, comfortable lounge with double glazed bay window to the front of the property with carpeted flooring, radiator and fireplace with slate hearth housing an electric stove. Fitted cupboards and shelving to alcoves, picture rail.

#### Dining Kitchen

25'1" x 9'8" (7.67 x 2.97)

A spacious dining kitchen to the rear of the property fitted with a range of cream cabinetry with stainless steel handles, wood effect worksurfaces and metro tiling to splashbacks. Integrated appliances include dishwasher and electric cooker with five ring gas hob with stainless steel extractor over and stainless steel splashback. Space for a tall fridge freezer, one and a half bowl stainless steel sink and drainer with mixer tap beneath a double glazed window overlooking the rear garden, a second window allows further natural light. Useful pantry cupboard, laminate flooring. Ample space for a family dining table making this a most sociable space. Fireplace with exposed brickwork. Open to:

#### Snug / Family Room

10'2" x 10'2" (3.10 x 3.10)

A most flexible second reception room with a step down from the kitchen through an open archway. Carpeted flooring, radiator, double glazed window overlooking the rear garden. Double glazed patio doors with tall side windows lead out to the rear garden.

#### Cloakroom / Utility Room

6'9" x 6'0" (2.08 x 1.85)

With low level W.C. and handbasin with chrome mixer tap set in a white, high gloss vanity cupboard. Space and plumbing for a washing machine beneath a useful work surface. Wall mounted gas central heating boiler, extractor, continuation of the laminate flooring, radiator. Obscure, double glazed window to front elevation.

### FIRST FLOOR

#### Landing

A timber staircase with grey, painted timber balustrading and carpet runner leads to the first floor landing of the property. Doors open into four bedrooms and the house bathroom. A hatch gives access to the loft area.

#### Master Bedroom

14'6" x 11'6" (4.42 x 3.53)

A beautifully presented master bedroom to the front of the property with double glazed bay window with traditional style radiator beneath and newly carpeted flooring. Floor to ceiling fitted wardrobes.

#### Bedroom Two

11'8" x 10'0" (3.58 x 3.05)

A second double bedroom to the rear of the property with carpeted flooring, radiator and recessed wardrobe and cupboard. A double glazed window to the rear affords beautiful views across to open countryside.

#### Bedroom Three

15'8" x 6'9" (4.80 x 2.06)

A third double bedroom benefiting from large double glazed windows to both front and rear allowing a good amount of natural light and enjoying far reaching views. Carpeted flooring, radiator, ample room for bedroom furniture.

#### Bedroom Four

6'7" x 6'0" (2.01 x 1.83)

A single bedroom to the front of the property, currently utilised as a home office, with carpeted flooring, traditional style radiator and double glazed window.

#### Bathroom

A three-piece house bathroom with low-level W.C., pedestal handbasin with chrome mixer tap and bath with chrome taps and thermostatic drench shower with wall mounted controls. Attractive wall tiling, slate effect vinyl flooring. Chrome, ladder style, heated towel rail, obscure, double glazed window to rear, extractor.

### OUTSIDE

#### Gardens

The property is well set back in the cul-de-sac with a level lawned foregarden with attractive shrubs and hedging to one side. To the rear one finds a fantastic, low maintenance family garden with a large, attractive patio area with raised beds, good sized, level area of artificial grass bound by smart fencing maintaining privacy and a fabulous decked area, perfect for entertaining and relaxing in the sunshine. A timber gate to the side of the property leads round to the front. There is also a small timber shed providing storage. Outside tap and lighting.

#### Driveway Parking

The property benefits from a long driveway with concrete and gravel providing parking for up to three vehicles.

### UTILITIES AND SERVICES

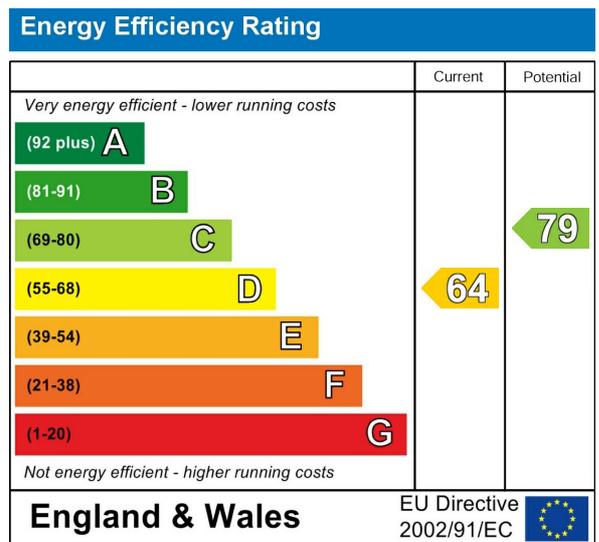
The property benefits from mains gas, electricity and drainage.

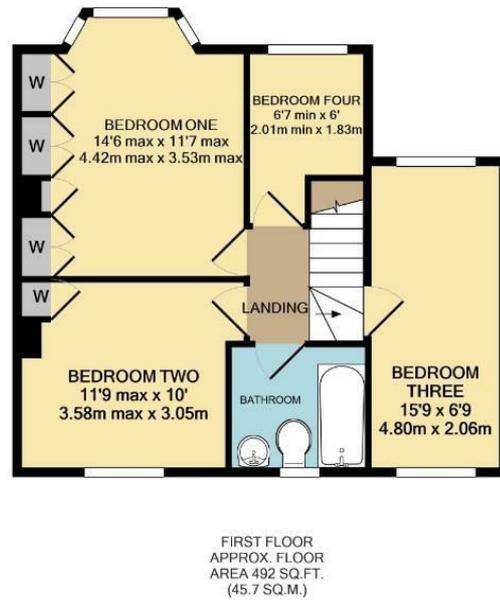
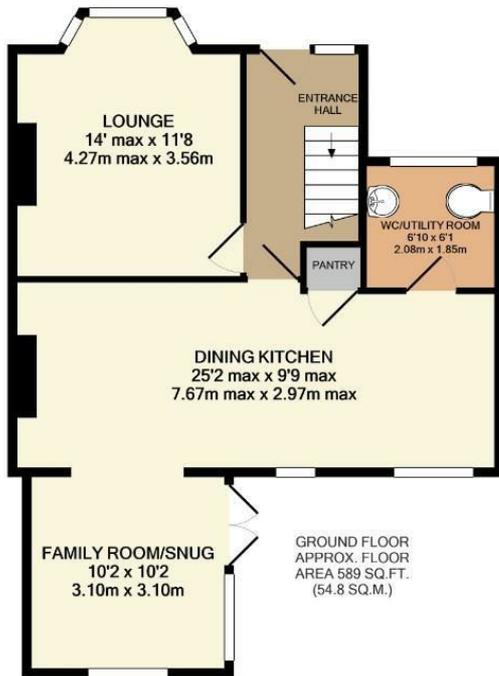
There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Extended Four Bedroom Semi Detached House
- Ideal Cul de Sac Location
- Well Presented Throughout
- Spacious Dining Kitchen With Adjoining Snug
- Lounge With Log Burning Stove
- Low Maintenance Private Rear Garden
- Ample Driveway Parking
- Walking Distance To Train Station And Local Amenities
- Council Tax Band C





**TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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