

Harrison Robinson

Estate Agents



Moorland House, 39 Town Street, Guiseley, LS20 9DT
£525,000

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GROUND FLOOR

Entrance Hall

A timber entrance door with decorative glazing opens into a welcoming entrance hall. Wall panelling to half height, attractive floor tiling, radiator, useful under stairs storage cupboard. A glazed door opens into the open plan living dining kitchen. A carpeted staircase with timber balustrading and wall panelling leads to the first floor landing.

Dining Kitchen

20'11" x 15'5" (6.4 x 4.7)

A beautifully presented, open plan dining kitchen fitted with a range of white base and wall units with black handles and Quartz worksurfaces incorporating a large island with wood finish cupboards and drawers, wine rack and wine cooler providing seating for two people. Integrated appliances include fridge/freezer, electric oven and microwave combination oven, five ring induction hob and dishwasher. A Belfast sink with black, boiling water mixer tap sits beneath a double glazed window looking out over the delightful rear garden. There is ample space for a family dining table and one can imagine many happy times with family and friends here. Double glazed patio doors lead out to the garden making this a most sociable room, bringing the outside in in warmer weather. Engineered oak flooring, radiator. Open to:

Lounge

14'1" x 8'10" (4.3 x 2.7)

A comfortable lounge area with bay window and attractive, recessed electric fire. A window to the side elevation allows further natural light. Radiator, engineered oak flooring.

W.C.

With low-level W.C. with concealed cistern and pedestal handbasin with chrome mixer tap and tiled splashback. Downlighting, extractor, radiator, continuation of the engineered oak flooring.

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading and wall beading to half height leads to a spacious first floor landing. Doors open into three bedrooms and a four-piece house bathroom, which is also accessed from bedroom two. Carpeted flooring, radiator, double glazed window to front elevation. A second, carpeted staircase leads to the top floor of the property.

Bedroom Two

12'5" x 9'2" (3.8 x 2.8)

A lovely double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window looking out over the rear garden. Door into:

Bedroom Three

8'10" x 8'6" (2.7 x 2.6)

A double bedroom to the front of the property currently arranged as a home office with wall mounted, folding desk/guest bedroom with carpeted flooring, radiator and double glazed window. Wall panelling, fitted shelving, wall lighting and pull out double bed.

Bedroom Four

8'6" x 6'10" (2.6 x 2.1)

A single bedroom to the rear of the house with carpeted flooring, radiator, wooden panelling to one wall and double glazed window overlooking the rear garden affording glimpses of countryside in the distance. A hatch with fitted, pull down ladder gives access to a part boarded loft space providing storage and housing the boiler.

Bathroom

A well presented, four-piece house bathroom with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and bath with tiled side with central, wall mounted controls. Separate shower cubicle with thermostatic shower, attractive wall tiling, complementary floor tiles, downlighting and extractor. Obscure, double glazed window, door into bedroom two.

SECOND FLOOR

Landing

A carpeted staircase with timber balustrading leads to a small landing area with radiator on the top floor of the property. Door into:

Master Bedroom

12'1" x 12'1" (3.7 x 3.7)

A lovely master suite with carpeted flooring, radiator and two Veluxes to the front elevation affording beautiful countryside views. A Velux to the rear allows further natural light. Door into:

Dressing Room

8'10" x 6'10" (2.7 x 2.1)

The current owners have created a charming dressing area with fitted wardrobes and shelves and with ample space for additional furniture.

En Suite Shower Room

A good sized ensuite shower room with low-level W.C. with concealed cistern, pedestal handbasin with chrome mixer tap and corner shower cubicle with thermostatic drench shower and glazed door. Neutral wall tiling, complementary floor tiles, downlighting, extractor. Chrome, ladder style, heated towel rail, Velux to rear.

OUTSIDE

Garden

A delightful, West facing rear garden predominantly laid to lawn with an attractive cherry blossom tree to one corner. Raised wooden planters with mature plants, shrubs and flowers. There is a good sized patio area, ideal for relaxing and enjoying al fresco dining and entertaining. Raised gravel area to the rear perfect for flowering pots. Smart fencing maintains privacy, stone steps lead up to a timber gate, which gives access to the drive and garage to the rear. A paved pathway with two timber gates leads round to the front of the property. Outdoor tap, outdoor light.

Garage

19'8" x 9'10" (6.0 x 3.0)

A single garage with electric door, power and lighting providing parking and excellent storage.

Driveway Parking

A driveway in front of the garage provides off road parking for one vehicle.

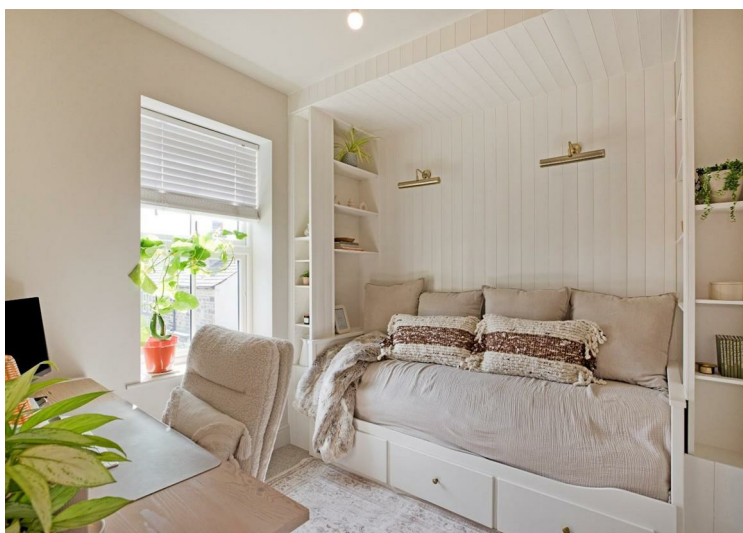
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

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

Tel: 01943 968 086

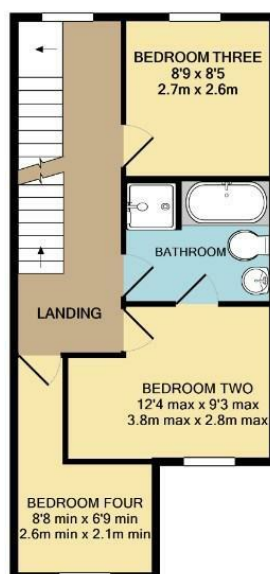


- Four Bedroom Semi Detached House
- Beautifully Presented Throughout
- Open Plan Living Dining Kitchen With Patio Doors To Garden
- Comfortable Lounge Area With Bay Window
- Master Bedroom With Dressing Room And En Suite
- Well Presented Jack and Jill Style Four Piece House Bathroom
- Attractive West Facing Rear Garden
- Driveway Parking And Single Garage
- Walking Distance To Train Station And Schools
- Council Tax Band D

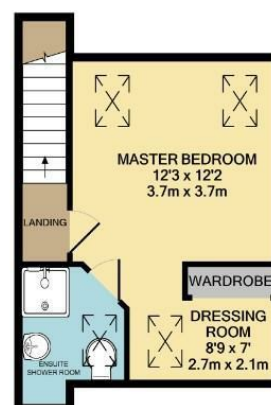
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1235 SQ.FT. (114.8 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.