



- Detached 5 bedroom house.
- Large living room with log burner.
- 3 En-suite bathrooms.
- Double garage.
- Fantastic sized kitchen/ dining room.
- Enclosed Garden.
- Central Guiseley location.
- Parking for 4 cars.
- Chain Free.

Neatly nestled away, slightly off the beaten track, but in the centre of Guiseley, this unique property is perfect for a family.

This five bedroom detached home has a large driveway, and double garage means there is plenty of space for 3 or 4 cars to be parked quite easily. Ghyll Lodge is a substantial, five bedroom, family home with an impressive façade.

Inside, the broad hallway welcomes you in. To the left, is the fabulous lounge, with a central log burning stove, and patio doors opening onto the garden, the perfect space for guests to mingle at a summer soiree. Neutrally decorated, the lounge is a fabulous size-just move in your suite, sit back and relax.

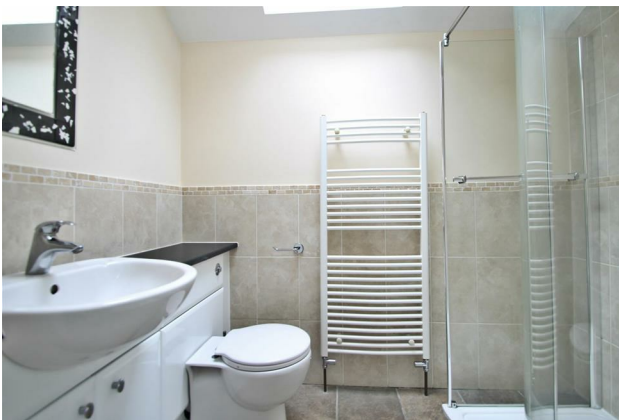
The family kitchen ticks all the boxes. With granite worktops, a breakfast bar, integrated hob, hood and oven as well as space for that essential "American-Style" fridge freezer, there's oodles of cupboard and worktop space, and plenty of space for a large dining table and sofa perhaps and again with patio doors opening to the rear garden- this really is a superb family home!

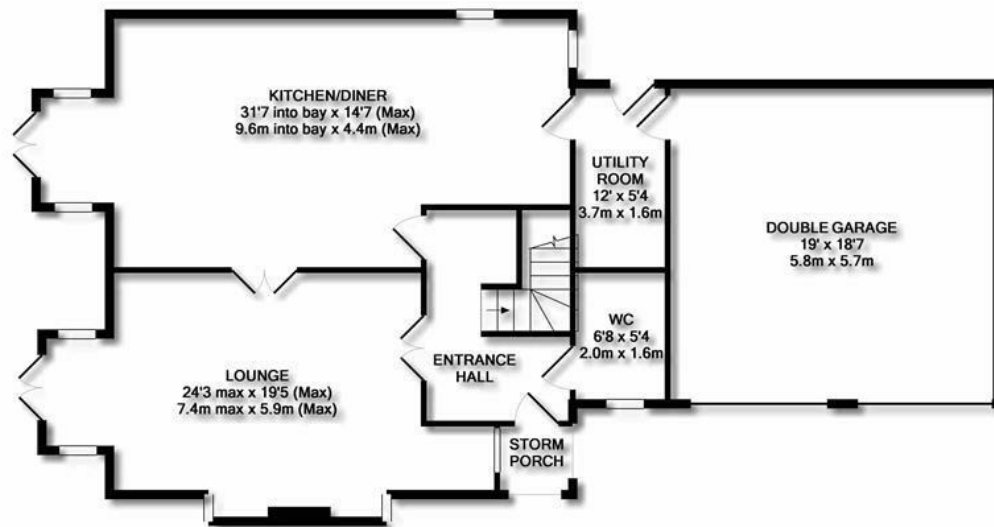
Also off the kitchen is a handy utility room and downstairs cloakroom, ideal for bringing through buggies and muddy paws. Completing the accommodation on the ground floor there is an integral double garage.

Upstairs there are five bedrooms and a house bathroom. Both the master bedroom and two of the other double rooms have ensuites, perfect for teenagers and guests alike, everyone with their own space and certainly no queues for the bathroom on a busy school morning. Four of the five bedrooms are doubles, and the fifth still a good size which previously the owner has used as a home office- perfect for so many people who work at least partially from home these days.

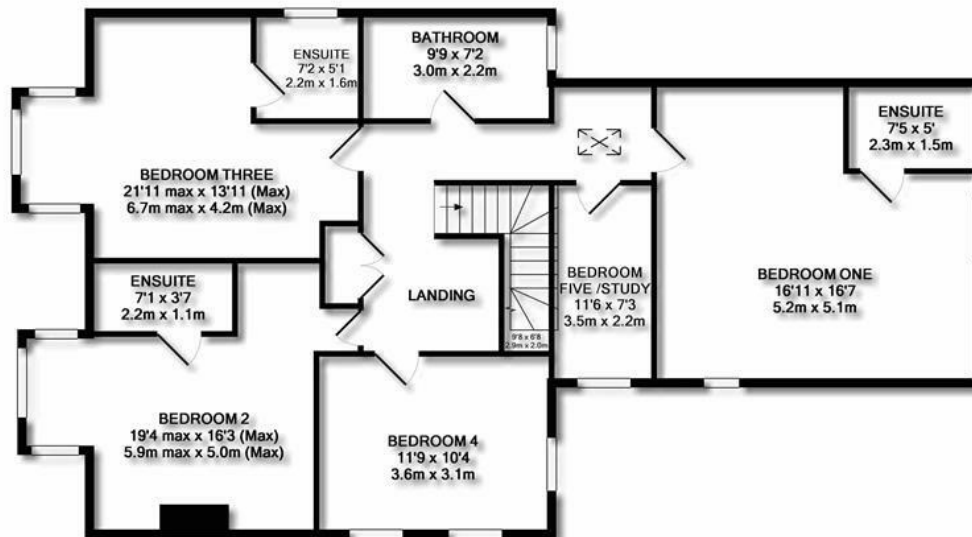
Outside, to the rear of the property, there is an enclosed private garden, which is very pet and child-friendly. Again, it is a really good size, but easy to maintain, safe for children to run off a spot of excess energy!

This is a fabulous family home, spacious, comfortable and in immaculate condition, it really merits a visit to appreciate the location and accommodation.



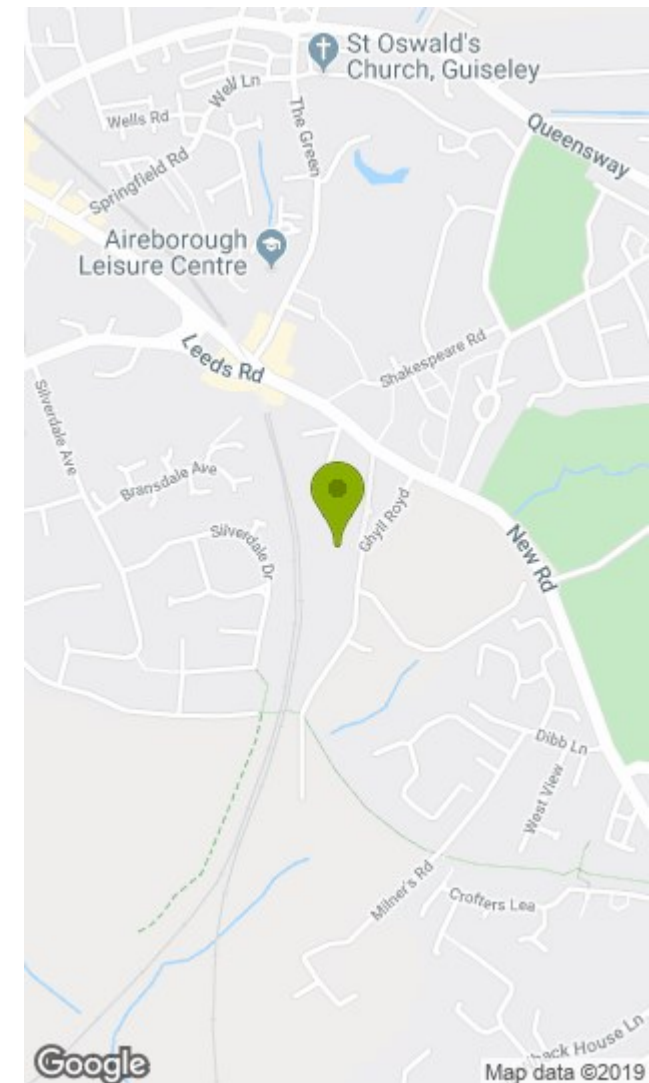


GROUND FLOOR



1ST FLOOR

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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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		
	77	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	81
England & Wales		
EU Directive 2002/91/EC		

