



- Superb condition throughout!
- Four bedroom end terrace.
- Dining kitchen open to family room.
- Downstairs cloakroom and utility room.
- Spacious lounge with Juliet balcony.
- Master bedroom with built in wardrobes, ensuite and Juliet balcony.
- Luxurious house bathroom.
- Guest room with ensuite.
- Off street parking and garage.
- Central Guiseley location.

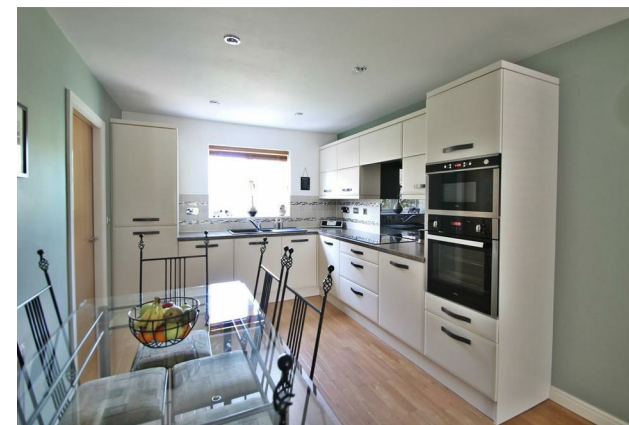
Entering the property to the front an entrance hall greets you with useful cloaks cupboard and access to a handy downstairs cloakroom. Off to the right is a family room, which opens through into the kitchen, it's an ideal set up for a family, a meal can be prepared whilst keeping a watchful eye on the younger family members. The kitchen is really nicely fitted with built-in oven, hob and hood, fridge and freezer, and there is plenty of space for a table and chairs.

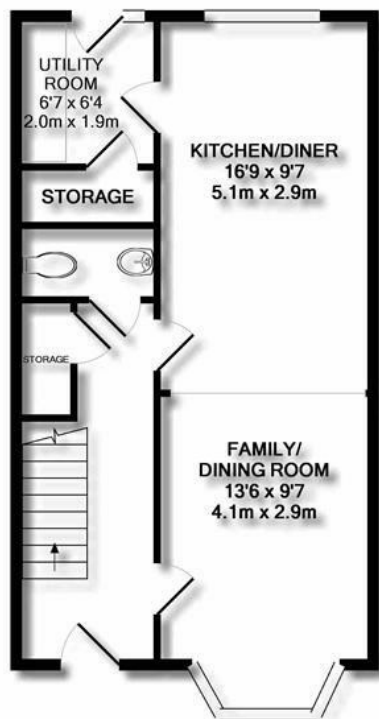
Adding further to the practicality of this property there is a utility room with space for the washing machine and dryer. There is a large storage cupboard and access to the rear garden- ideal for the kids to run in and out!

Upstairs to the first floor where there is a large lounge with a gorgeous Juliet balcony- the perfect place to retreat at the end of a busy day. At the opposite side of the landing it the first double bedroom, with built-in wardrobes and an ensuite bathroom, perfect for when friends and family come to stay!

Up then to the second floor, there are three further bedrooms and the house bathroom. The master bedroom benefits oodles of built-in wardrobes, an ensuite shower room and a delightful Juliet balcony- very luxurious!

The exterior of this property is as practical as its interior, with off street parking to the front, a garage, driveway and fully enclosed rear garden which is really low maintenance. Adjacent to the property is also a communal park for the little ones to burn off some steam- this property really has everything a family could need!





LOUNGE
16'1 x 13'2
4.9m x 4.0m

BEDROOM
12'6 x 9'5
3.8m x 2.9m

ENSUITE
8'8 x 4'9
2.6m x 1.5m

WARDROBES

The floor plan shows a large lounge area at the front, a bedroom at the rear with an ensuite bathroom and wardrobes, and a staircase on the left side. The layout is rectangular with several windows and doors indicated by lines and arrows.

BEDROOM
11'2 x 6'5
3.4m x 2.0m

BEDROOM
9'6 x 8'1
2.9m x 2.5m

BATHROOM
7' x 5'5
2.1m x 1.6m

WARDROBES

BEDROOM
13'3 x 9'9
4.0m x 3.0m

ENSUITE
6'2 x 5'6
1.9m x 1.7m

AIRING CUPBOARD

The floor plan shows a house with four bedrooms and a bathroom. The bedrooms are located in the top left, top right, middle right, and bottom right. The bathroom is in the middle right, adjacent to the top right bedroom. The wardrobes are located in the middle right, adjacent to the middle right bedroom. The ensuite is located in the bottom left, adjacent to the bottom right bedroom. The airing cupboard is located in the bottom left, adjacent to the ensuite. The stairs are located in the middle left, leading down.

A map of the Guiseley area in Leeds. A green pin marks 'Nuffield Health' near 'West Park' and 'Ings Ln'. A blue pin marks 'Green Meadows School' near 'Edwin Ave' and 'Back Ln'. Another blue pin marks 'Guiseley School' near 'Fieldhead Rd' and 'Hawksworth Ave'. The map shows roads like 'Bradford Rd', 'Broadway', 'New Way', 'The Oval', 'Park Ln', 'Old Hallings H', 'Coach Rd', 'Eshton Ave', 'Hawkhill Ave', 'Victoria Rd', 'Station Rd', 'The Sidings', 'Tesla Ln', and 'A65'. The postcode 'B6153' is visible. The Google logo is in the bottom left, and 'Map data ©2020' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	66
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

