



- Superb 3 bedroom end terrace.
- Spacious open plan kitchen diner.
- Light, roomy lounge.
- Large wrap around garden.
- Contemporary bathroom.
- Delightful views.
- Basement and converted attic.
- Off street parking.
- Downstairs cloakroom.
- No upward chain.



Set back from the road close to the centre of Guiseley is this well presented and sizable three bedroom end terraced house. With a superb corner plot, delightful views and an open plan kitchen diner- this property is impeccably presented throughout and will suit a couple or family to a tee!

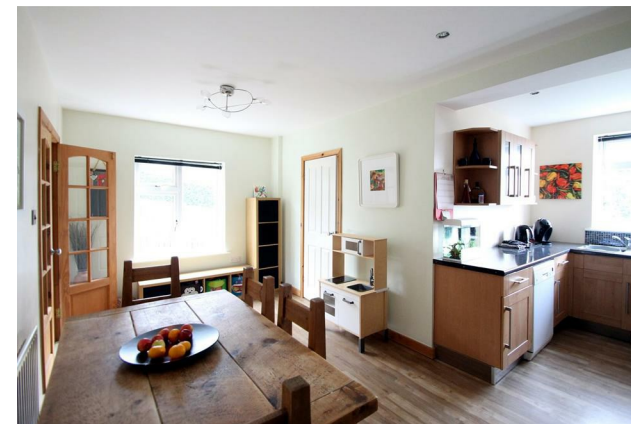
Also on the ground floor is a handy downstairs cloakroom and rear vestibule with double doors which opens out to a balcony, which is ideally located to make the most of the stunning views.

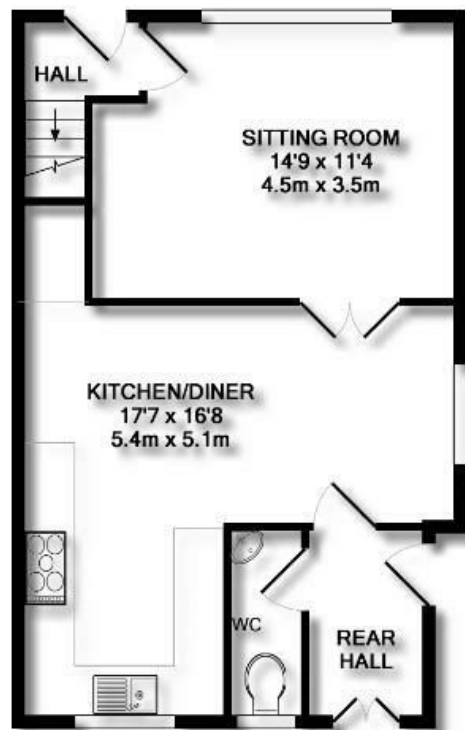
The garden is superb, it wraps around three sides of the property so there is the potential to seek sun or shade all day long. The fencing around the garden has recently been replaced, now it is very safe for both children and pets. To the end of the garden there is off street parking, some of the neighbours have put up garages. Under the house is a basement area- it is great for storage or if you wanted to convert it further it could well become a home office, for example.

Returning to the house, a flight of stairs takes you to the first floor where there are two double bedrooms, with one looking over the front, and the other to the rear and superb elevated views. The third bedroom is a good single- a perfect nursery! The bathroom on this floor is beautifully decorated with a contemporary white suite, there's enough space in here for harmonious family bath times.

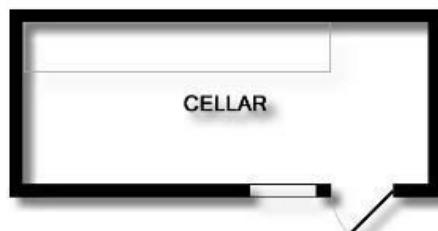
A pull down ladder takes you to the loft conversion which has been created with two Velux windows. This is a great additional space, perfect for storing suitcases, Christmas decorations etc.

This property has a lot more accommodation to offer than you first think, the garden is a really superb size, the location is so convenient, in close proximity to the train station and Guiseley center, this property is in superb order throughout!

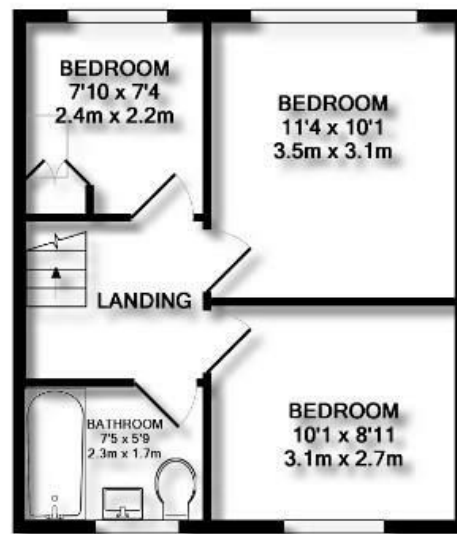




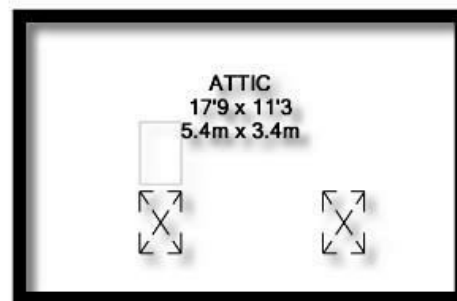
GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 116 SQ.FT.  
(10.7 SQ.M.)



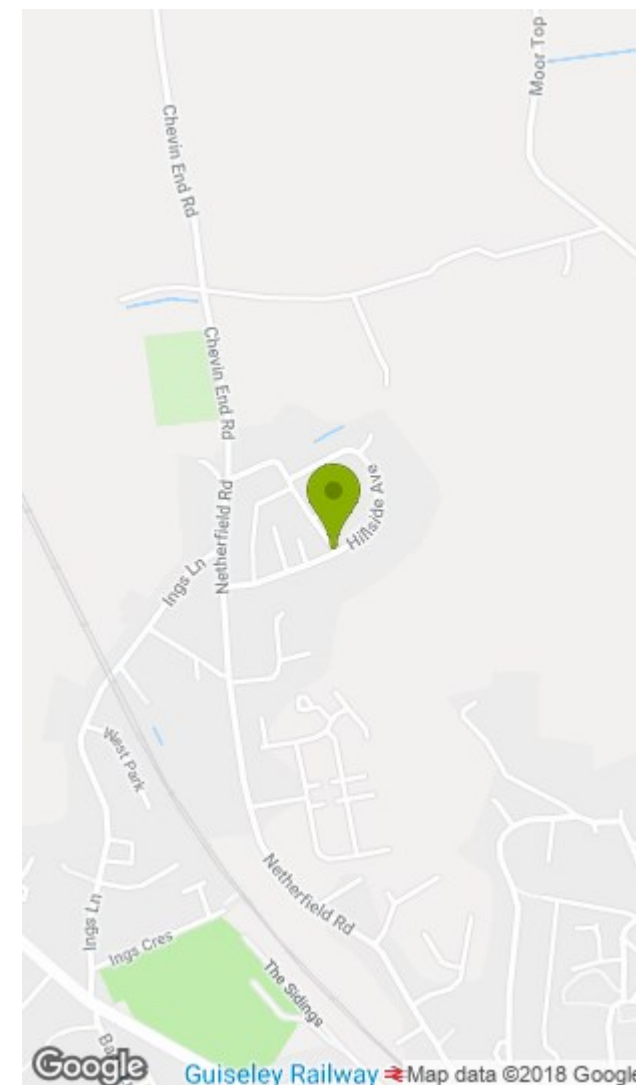
1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)



ATTIC  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 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  
Made with Metropix ©2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	87
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	73	86
EU Directive 2002/91/EC		
England & Wales		



