



• 4 Bedroom semi detached town house.
• Central Guiseley location

- Open plan kitchen diner onto garden.
- Two bedrooms with ensuite.
- Spacious lounge.
- Second reception room- diningroom/playroom.
- Downstairs cloakroom.
- Fully enclosed rear garden.
- Off street parking and garage.

Situated on a quiet street, this is a really family friendly property with a kitchen diner leading straight on to the enclosed garden and a dining room or maybe playroom also on the ground floor-perfect for children!

Entering the property through the front door to the hallway, there is a neatly tucked away downstairs cloakroom and entrance to the dining room is to the right. This is a versatile room which could equally be used as a home office or playroom, whichever suits your needs.

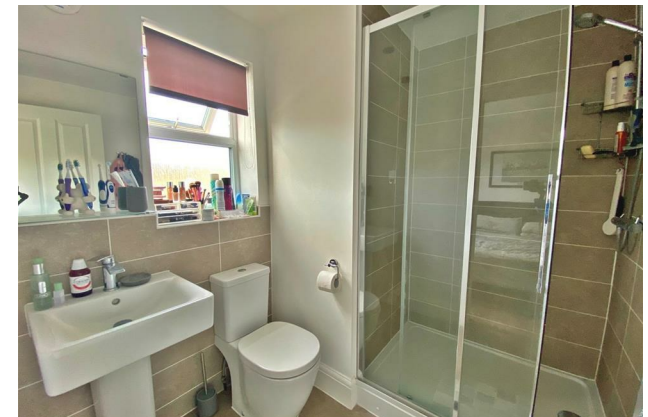
To the rear of the property is the dining kitchen. This is a large, bright, sunny room, with patio doors leading directly to the garden, brilliantly practical when children want to play out. The kitchen is really well fitted with integrated fridge, freezer, oven, hob and dishwasher. The central island is a great addition ideal for breakfast or enjoying a cuppa with friends and family, this is the space so many families yearn for, a real hub to the family home.

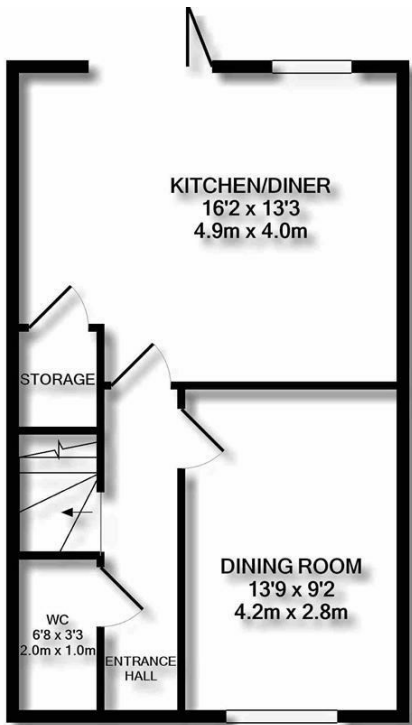
Upstairs to the first floor where there is a luxurious lounge with plenty of space for a lounge suite- it is a lovely place for parents to relax at the end of the day. Also on the first floor is a double bedroom with an ensuite. The bedroom is a great size, with built in wardrobes, a great place to welcome guests in their own suite.

Up to the second floor there are three double bedrooms, and the house bathroom. The master bedroom is a luxury space with an ensuite shower room. The other doubles are pretty equal in size, so no need for children to squabble over who gets the best room!

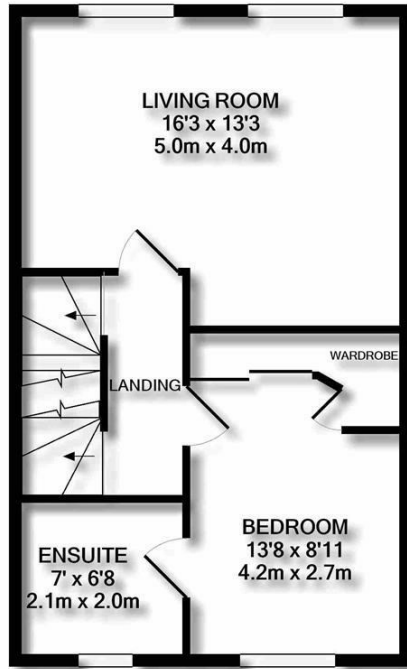
The exterior of the property is as well maintained and practical as its interior. The rear garden is very child friendly, it is fully enclosed with a lawn, and a patio- perfect for al fresco dining with family and friends. There is off street parking for 2 cars and a garage.

The house is immaculate, there really is no work to complete- just move in and enjoy!

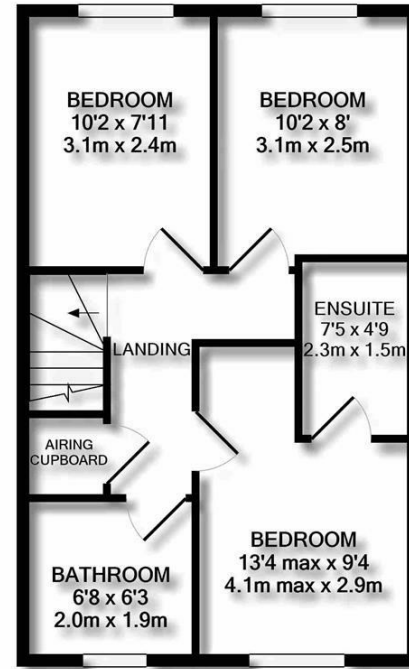




GROUND FLOOR



1ST FLOOR



2ND 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			94
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			94
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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