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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			
<b>England &amp; Wales</b>		60	78
EU Directive 2002/91/EC			



**Viewing arrangements**

Strictly by appointment through WW Estates

**Directions**

See Mapping.



**Ashtofts Mount, Guiseley, LS20 9DB**  
**£300,000**

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Ashtofts Mount, Guiseley, LS20 9DB



Stone Semi Detached \*\* 3 Bedrooms \*\* 2 Reception Rooms \*\* Guest Cloak \*\* Garage \*\* Private Rear Garden \*\* No Onward Chain \*\* Located in the heart of Guiseley, next to Guiseley Primary School and within walking distance of the railway station. Conveniently located close to excellent supermarkets, shops, bars, cafés, and restaurants. Although requiring some modernisation, it has been immaculately kept and is ready to move into, offering excellent potential to update to personal taste.

The accommodation opens into a spacious entrance hall with useful downstairs WC beneath the stairs. The ground floor offers a generously sized living room and an equally spacious separate dining room, connected by glass double doors that allow natural light to flow through, creating a bright and flexible living space ideal for both everyday use and entertaining.

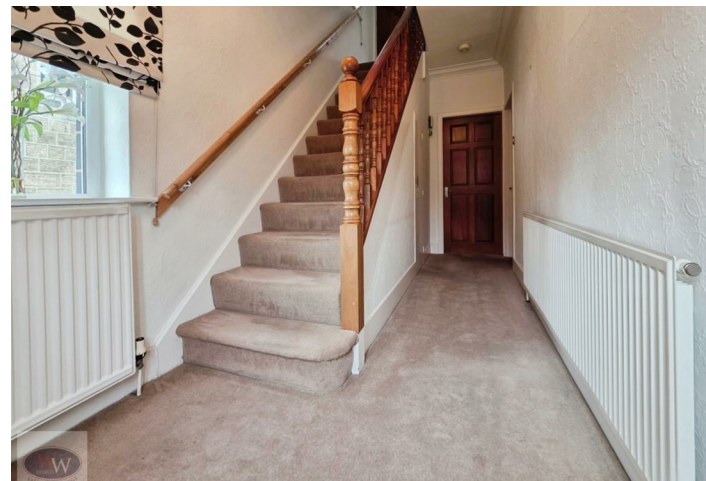
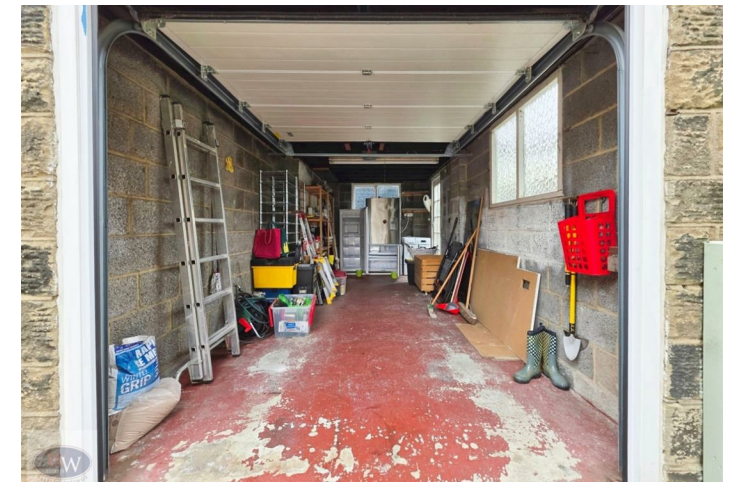
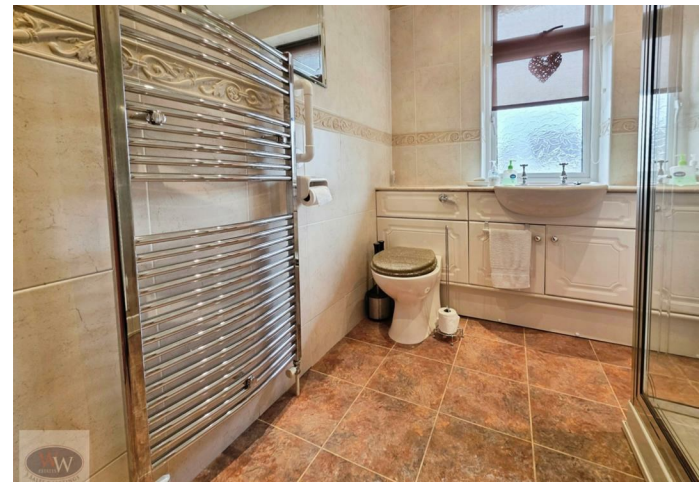
The kitchen is well proportioned and fitted with an integrated oven, induction hob, and extractor fan. separate pantry provides

additional storage and houses the gas combi boiler, adding practicality and keeping the kitchen space uncluttered.

Upstairs, the landing leads to the house bathroom, fitted with a walk-in shower, toilet, vanity unit, and heated towel rail. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from four fitted wardrobes and a dressing area. Bedroom 2 also includes fitted wardrobes and overhead storage cupboards. Bedroom 3 is ideal as a child's bedroom, or home office.

Externally, the property benefits from a driveway providing off-road parking for 2-3 vehicles, detached garage with mains power, electric door, ideal for storage or workshop use. To the rear is a private enclosed garden with artificial grass, flower beds, and established shrubs, offering a low-maintenance outdoor space with a good degree of privacy, ideal for families and outdoor entertaining.

\*Please note: Probate has been applied for and completion of the sale cannot take place until probate is issued



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
3 Bed Stone Built Family Home with 2 Reception Rooms

Rating authority  
Borough Council Tax Band D

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold