

Harrison Robinson

Estate Agents



11 Tranfield Avenue, Guiseley, LS20 8NL

Offers Over £420,000

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GROUND FLOOR

Entrance Hall

A uPVC entrance door with decorative, obscure glazed panel opens into a welcoming hallway. Doors lead into the kitchen and through lounge. Laminate flooring, radiator. Useful storage cupboard. An obscure glazed window to the side elevation allows natural light.

Kitchen

11'9" x 9'2" (3.6 x 2.8)

A good sized kitchen with a range of wood effect base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. Electric oven with five ring gas hob and stainless steel extractor over. Space and plumbing for dishwasher and fridge freezer. One and a half bowl, stainless steel sink with chrome mixer tap beneath a double glazed window overlooking the rear garden. Useful, deep storage cupboard. Tile effect laminate flooring, radiator. There is room for a dining table if desired. Stable door to rear porch.

Rear Porch And Utility

A half glazed, timber, stable door leads out to the garden. Door into utility room with space and plumbing for a washing machine and tumble dryer. Door into garage.

Garage

16'8" x 8'6" (5.1 x 2.6)

Lounge

14'1" x 11'5" (4.3 x 3.5)

A lovely, comfortable lounge to the front elevation with a large double glazed window overlooking the front garden. Carpeted flooring, radiator. Freestanding fireplace housing an electric stove. Open to:

Dining Room

11'9" x 9'6" (3.6 x 2.9)

A spacious and sociable dining room with double glazed patio doors leading out to the low maintenance, south westerly facing rear garden. Laminate flooring, radiator. Ample room for a large family dining table, one can imagine many happy times here with family and friends.

FIRST FLOOR

Landing

A carpeted staircase leads up to the first floor landing where doors open into three bedrooms and the house bathroom. A beautiful, obscure double glazed, decorative window, allows ample, natural light. Carpeted flooring, radiator. A loft hatch with fitted ladder gives access to a part boarded loft space.

Bedroom One

14'1" x 11'5" (4.3 x 3.5)

A generously proportioned double bedroom to the front of the property with a double glazed window with view over the cul-de-sac, floorboards, radiator. Ample room for bedroom furniture.

Bedroom Two

11'9" x 10'2" (3.6 x 3.1)

A second, spacious double bedroom to the rear of the property with double glazed window overlooking the garden with radiator beneath and carpeted flooring.

Bedroom Three

9'10" x 7'6" (3 x 2.3)

A good sized single bedroom to the front elevation with double glazed window, laminate flooring and radiator.

Bathroom

8'10" x 7'6" (2.7 x 2.3)

A spacious, three-piece bathroom with low-level w/c, pedestal handbasin with traditional style, chrome taps and panel bath with thermostatic, telephone style, shower attachment. White wall tiling, vinyl flooring, wooden panelling to ceiling. Two, double glazed, obscure windows to the rear. Fitted cupboards providing useful storage.

OUTSIDE

Garden

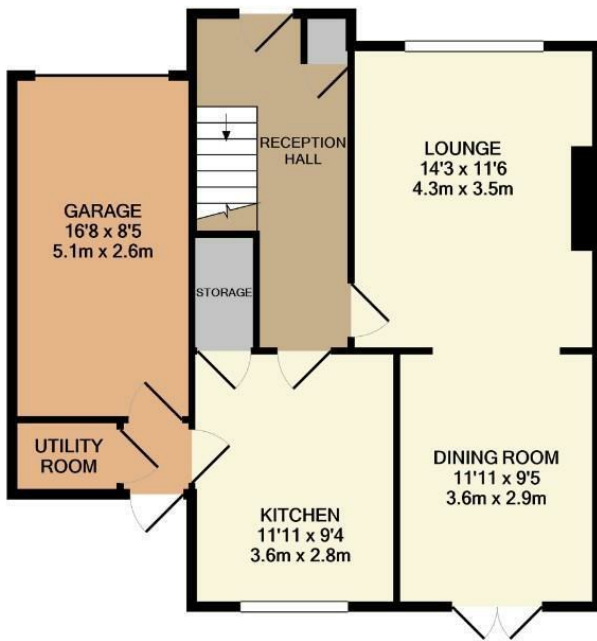
To the front the property is well set back from the road, enjoying a low maintenance fore garden with attractive shaled area with mature planting behind low stone walling. A paved pathway with smart fencing leads round to the rear of the property, where one

finds a delightful, low maintenance, south westerly facing garden with a smart decked area to catch the afternoon sunshine. With shaled and barked areas and pebble pathway leading through the garden this is a most private and attractive area ideal for entertaining and relaxing. Hedging to three sides maintains privacy. Outside tap, door into rear porch.

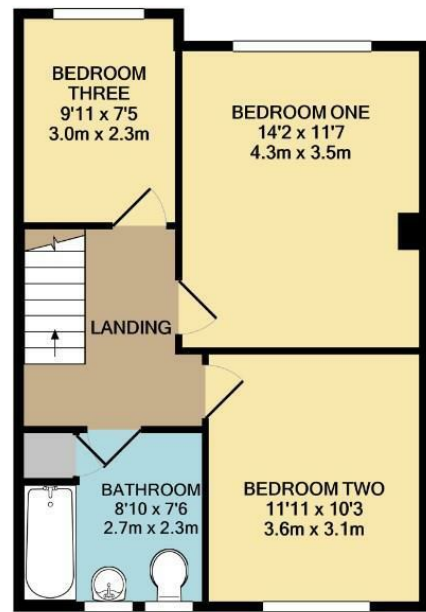
Driveway Parking

A recently created, smart, block paved driveway provides parking for two vehicles. Hedging to one side maintains privacy.





GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.8 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



Energy Efficiency Rating	
Current	Potential
69	82

Environmental Impact (CO ₂) Rating	
Current	Potential

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