

Harrison Robinson

Estate Agents



3 New Way, Guiseley, LS20 8JR

£499,950

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GROUND FLOOR

Entrance Hall

A timber door with decorative, obscure glazed panes opens into a welcoming entrance hall. Glazed timber doors open into the open plan lounge and dining area. Carpeted flooring, downlighting, radiator. A carpeted staircase leads to the first floor of the property.

Lounge Dining Room

24'10" x 18'0" (7.57 x 5.49)

A lovely, spacious, open plan living dining room with ample room for comfortable sofas and chairs as well as a large, family dining table. Carpeted flooring, two radiators, double glazed window to the front of the property in addition to an obscure glazed window to the side elevation. Recessed, coal effect, remote controlled gas fire, downlighting. Glazed timber doors lead into the breakfast kitchen to the rear and a second, glazed door leads to the useful utility room.

Living Dining Kitchen

24'8" x 11'0" (7.52 x 3.36)

A large kitchen across the rear of the property with bifolding doors and patio doors leading out to the delightful, south facing garden. Fitted with a range of high gloss base and wall units with Quartz worksurfaces and attractive tiled splashbacks. A fabulous large island with deep drawers and cupboards provides seating for four people. Appliances include two electric ovens, tall fridge, dishwasher, wine cooler and five ring induction hob. Useful, walk-in pantry cupboard with shelving, one and a half bowl stainless steel sink with chrome, hose style mixer tap. High gloss floor tiles, carpeted seating area. Downlighting, extractor. This is a most sociable space, ideal for entertaining, bringing the outside in in warmer weather.

Utility Room

8'0" x 5'8" (2.44 x 1.73)

With space and plumbing for a washing machine plus a fridge freezer and fitted with base and wall units with work surface over this is a most useful room. One and a half bowl stainless steel sink with chrome mixer tap beneath a double glazed window, laminate flooring, downlighting. Door to side entrance porch.

Side Porch

A half obscure glazed UPVC door opens into a side entrance porch leading in turn to the utility room. A fitted cupboard houses the tumble dryer and an understairs cupboard provides useful storage for coats and shoes and houses the gas central heating boiler. Laminate flooring, glass block wall, half glazed door into utility room.

FIRST FLOOR

Landing

A return carpeted staircase with timber balustrading and decorative, arched double glazed window to the front of the property leads up to the spacious, first floor landing where doors open into three bedrooms, the house bathroom and two, recessed storage cupboards. A staircase leads to the second floor. Radiator.

Bedroom One

12'11" x 10'0" (3.94 x 3.05)

A double bedroom to the rear of the property with carpeted flooring, radiator, double glazed window overlooking the lovely garden, fitted wardrobes and dressing table.

Bedroom Two

11'5" x 8'1" (3.48 x 2.48)

A double bedroom, again to the rear of the property, with double glazed window enjoying a delightful aspect over the garden. Carpeted flooring, radiator, fitted wardrobes.

Bedroom Three

11'5" x 6'9" (3.48 x 2.08)

A good sized single bedroom to the front of the property with carpeted flooring, fitted wardrobe, radiator and double glazed window overlooking the front garden and enjoying glimpses of countryside in the distance.

Bathroom

A modern house bathroom with low-level WC, handbasin with chrome mixer tap set in a vanity cupboard and P shaped bath with central, chrome mixer tap and thermostatic shower with curved, glazed screen, recessed shelving and attractive wall

tiling. Downlighting, complementary floor tiles, extractor, chrome, ladder style, heated towel rail. Obscure, double glazed window to side elevation.

SECOND FLOOR

Loft Room

21'5" x 10'0" (6.53 x 3.05)

A return carpeted staircase leads up to a wonderful loft room, currently utilised as a guest bedroom. With carpeted flooring, downlighting, radiator and large Velux window enjoying a lovely aspect over the rear garden. There is plenty of under eaves storage available.

OUTSIDE

Garden

To the front the property is well set back from the road with an area of level lawn, whilst to the rear one finds a delightful, beautifully presented south facing garden. There is a spacious, level lawn, good sized block paved patio area, ideal for alfresco dining and entertaining. One can enjoy the sound of the babbling pond and the aspect over the garden with mature planting and attractive shrubs. Well manicured hedging and smart fencing maintain privacy..

Driveway Parking

To the front of the property one finds a large block paved driveway providing parking for up to four vehicles

Garage

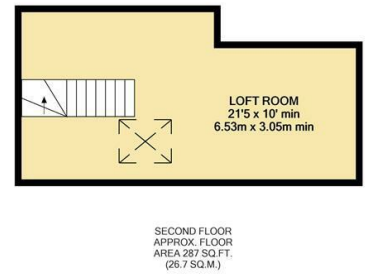
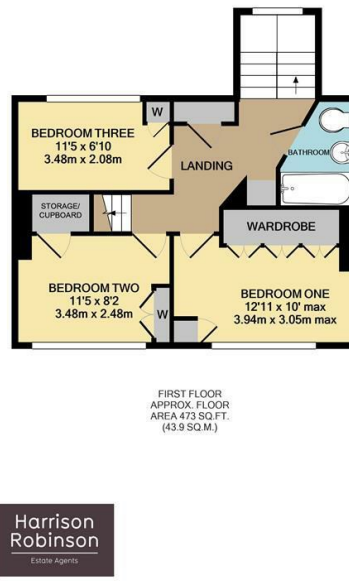
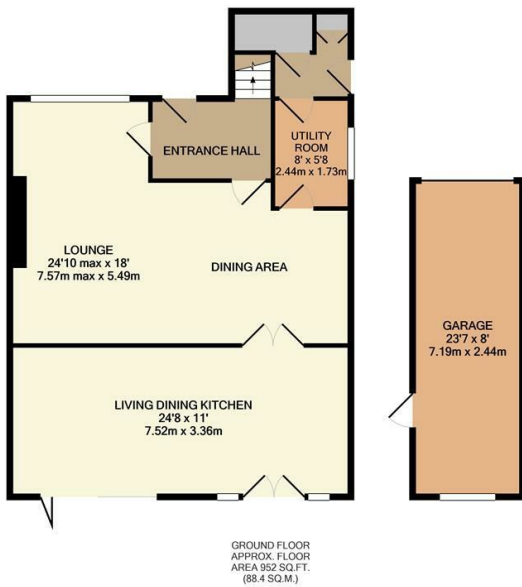
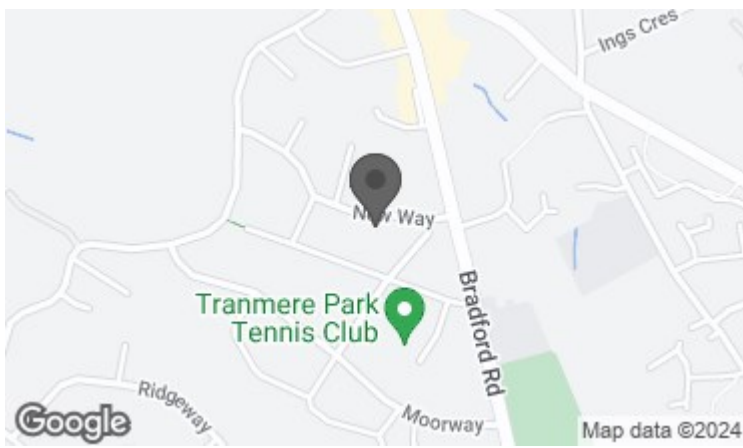
23'7" x 8'0" (7.19 x 2.44)

A larger than average single garage with power and lighting providing excellent storage. Up and over door, side entrance door.

UTILITIES AND SERVICES

The property benefits from mains drainage, gas and electricity. Superfast and Ultrafast Broadband are shown on the Ofcom website to be available to this property. Please check the Ofcom website for mobile phone coverage.





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1528 SQ.FT. (141.9 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
75	75

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

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