

Harrison Robinson

Estate Agents



3 Nethermoor View, Guiseley, LS20 8FB

Price Guide £475,000

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GROUND FLOOR

Reception Hall

A smart composite door with obscure glazed panels and tall, obscure glazed side windows opens into a welcoming reception hall. Doors lead into the living dining kitchen with access to the garden, lounge and cloakroom. LVT, wood effect flooring, radiator beneath radiator cover, useful storage cupboard. A carpeted staircase with timber balustrading leads to the first floor landing.

Living Dining Kitchen

18'0" x 12'5" (5.5 x 3.8)

A very well presented living dining kitchen fitted with a range of dark grey cabinetry with bronze handles, marble effect work surfaces and tiled splashbacks. A range of integrated appliances include fridge freezer, electric oven and grill, dishwasher, four ring gas hob with extractor over and washing machine. Inset ceramic sink and drainer with mixer tap beneath a double glazed window overlooking the beautiful rear garden and across to hills beyond. Continuation of the LVT, wood effect flooring, downlighting. There is a handy breakfast bar to seat up to four people and ample room for a family dining table. Double glazed patio doors lead out to the garden. Radiator beneath radiator cover, recessed cupboard with shelving providing excellent storage. This is a most sociable room and one can imagine many happy times with family and friends here with the doors open to the garden in warmer months.

Lounge

20'4" x 10'5" (6.2 x 3.2)

A generously proportioned lounge to the front of the property with double glazed windows with attractive plantation shutters, continuation of the LVT flooring and radiator beneath radiator cover. A beautiful feature fireplace with tiled back and hearth is a lovely focal feature to this room in addition to on-trend, wooden slat wall panelling. Wall shelving, ample space for comfortable furniture.

W.C.

Immaculately presented with low-level W.C. and hand basin with chrome mixer tap and tiled splashback set in a white, high gloss vanity unit. Extractor, radiator, LVT flooring.

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading leads to the first floor landing of the property, where doors open into three bedrooms, the house bathroom and a deep, recessed, under stairs storage cupboard. A further staircase leads to the second floor of the property.

Master Bedroom

14'5" x 11'5" (4.4 x 3.5)

A lovely, spacious double bedroom to the front elevation with double glazed windows, carpeted flooring and radiator. Contemporary styled wardrobes with black handles provide ample storage. Door into:

En Suite Shower Room

Beautifully presented with low-level W.C. with concealed cistern, wall hung hand basin with chrome mixer tap and walk-in shower with thermostatic drench shower plus additional attachment, glazed screen and attractive, hexagonal wall tiling. Chrome, ladder style, heated towel rail, downlighting, extractor. Obscure, double glazed window to front elevation.

Bedroom Two

10'9" x 8'6" (3.3 x 2.6)

A good sized double bedroom to the rear of the property enjoying beautiful, open views across the cricket field and beyond. Carpeted flooring, radiator, picture rail, dado rail.

Bedroom Five

9'2" x 6'6", 0'0" (2.8 x 2.0)

A good sized single bedroom to the rear of the property, currently arranged as a home office. Two double glazed windows allow ample natural light and enjoy delightful views over the cricket field and countryside beyond. Carpeted flooring, radiator.

Bathroom

Very well presented with low-level W.C. with concealed cistern, wall hung hand basin with chrome mixer tap, panel bath with central, chrome, wall mounted controls and walk-in shower cubicle with thermostatic drench shower, additional attachment, glazed screen and attractive, white Metro tiling to walls. Complementary floor tiles, chrome, ladder style, heated towel rail, downlighting, extractor.

SECOND FLOOR

Landing

A return carpeted staircase with Velux allowing natural light leads to the second floor landing of this spacious property. Doors open into two bedrooms and a beautiful shower room.

Bedroom Three

11'9" x 10'5" (3.6 x 3.2)

A double bedroom to the front of the property with two Veluxes with fitted blinds, carpeted flooring and radiator. A hatch opens to ample, boarded and carpeted under eaves storage.

Bedroom Four

11'9" x 6'10" (3.6 x 2.1)

A good sized bedroom to the rear of the property with two Veluxes with fitted blinds, carpeted flooring and radiator. Again, a hatch gives access to a boarded and carpeted under eaves storage area.

W.C / Shower Room

Beautifully presented with low-level W.C., pedestal hand basin with chrome mixer tap and shower cubicle with thermostatic drench shower plus additional attachment with attractive, large white wall tiling. Wood effect ceramic floor tiling, chrome, ladder style, heated towel rail. Velux, downlighting and extractor.

OUTSIDE

Garden

The property enjoys a lovely rear garden backing onto the cricket field with a good sized area of level lawn with border with planting, a patio area, ideal for entertaining or relaxing, and a very well presented, spacious decked area perfect for outdoor furniture beneath a wooden pergola. Smart fencing maintains privacy, a timber gate leads to a rear access pathway. Timber garden storage shed.

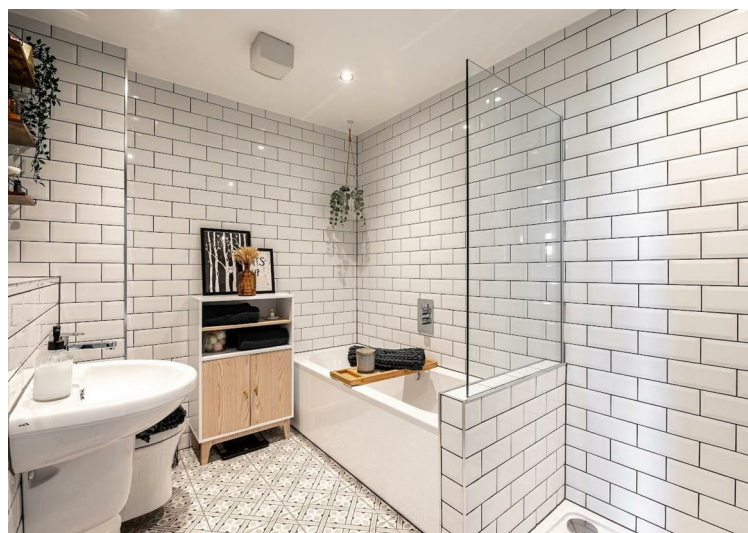
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


Superfast Fibre Broadband is shown to be available to this property.

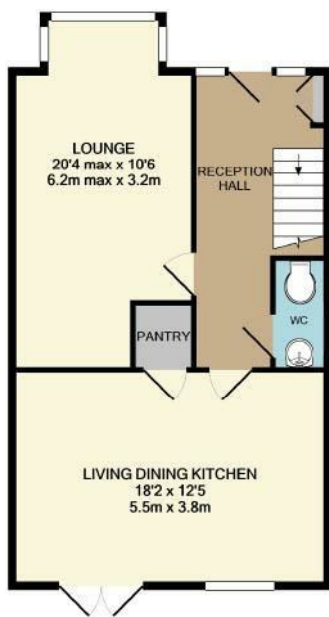
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Beautiful Five Bedroom Mid Townhouse
- High Quality Fixtures And Fittings Throughout
- Superb Living Dining Kitchen With Integral Appliances
- Spacious Lounge With Feature Fireplace And Plantation Shutters
- Master Bedroom With En Suite Shower Room
- Delightful Aspect Over Cricket Field To Rear
- Driveway Parking For Two Cars
- Well Planned Rear Garden
- Walking Distance To Train Station, Schools And Local Amenities
- Council Tax Band E

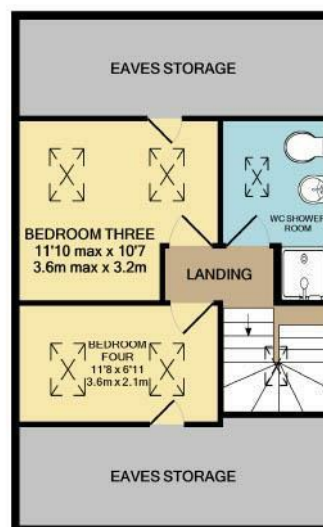
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1614 SQ.FT. (150 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



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