

£299,950

Victor Drive, Guiseley, LS20 9LX



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An EXTENDED THREE bed SEMI-DETACHED house located in PROXIMITY to the 'HEART' of Guiseley. The property has DOUBLE GLAZING and a GAS CENTRAL HEATING system with a CONTEMPORARY internal finish with an OPEN PLAN dining kitchen, ENSUITE to the main bedroom, downstairs WC and UTILITY cupboard. EPC 'D'.

This extended approx 982 Sq Ft three-bedroom semi-detached house is just a stone's throw away from the bustling heart of Guiseley, offering convenience and community at your doorstep.

Step inside to find a light-filled open plan dining kitchen, perfect for entertaining guests or enjoying family meals. The property boasts double glazing and a gas central heating system, ensuring comfort all year round.

Upstairs, you'll find two generously sized bedrooms with fitted wardrobes in the rear bedroom, providing ample storage space. The main bedroom features an ensuite for added convenience, while a downstairs WC and utility cupboard make everyday living a breeze.

Outside, the enclosed rear garden faces approximately southeast, with a low maintenance 'Astro turf' style lawn and a raised patio area, perfect for outdoor relaxation and al fresco dining.

With ample parking for multiple vehicles and easy access to Guiseley train station, this property offers the perfect combination of comfort and convenience. Don't miss out on this fantastic opportunity.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property

GROUND FLOOR

HALLWAY PVCu double glazed door with stained glass effect finish to the front and window to the side. Coving. Radiator. Barrier mat to the floor. There is a staircase to the first floor.

LIVING ROOM 20' 4" (into bay) x 10' 9" (6.2m (into bay) x 3.3m) PVCu double glazed bay window to the front. 2 x radiators. Coving. Wall lights. Television point. Telephone point. Electric fire. With an understairs cupboard for storage and open plan to the dining kitchen. The floor is carpet finished.

DINING KITCHEN 18' 4" x 8' 6" (5.6m x 2.6m) Downlights. Velux skylight and PVCu double glazed window to the rear and side with patio door. Coving. Radiator There is a range of base and wall units in dove grey encompassing an integrated fridge/freezer, electric oven, microwave and dishwasher. There is an extractor over a halogen hob with glazed splashback inset to a black granite effect work surface. The floor is in a timber effect finish.

INNER HALL With a PVCu double glazed door to the side and window to the front. There is a twin cupboard housing the electrics, boiler and washine machine/waste feeds. The floor is in a timber effect finish.

WC 4' 3" x 3' 7" (1.3m x 1.1m) With a vanity sink unit and low level WC in white. There is a cupboard housing a boiler. The floor is in marble effect cream vinyl finish.



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FIRST FLOOR

LANDING The floor is carpet finished.

BEDROOM ONE 10' 2" x 8' 6" (3.1m x 2.6m) There is a PVCu double glazed window to the front elevation. Radiator. There is shelving to the alcove. The floor is carpet finished.

ENSUITE 6' 2" (max) x 8' 10" (max) (1.9m (max) x 2.7m (max)) There is a PVCu double glazed window to the front elevation. Downlights. Radiator. Extractor. The ensuite has a three piece suite comprising of a combined vanity unit in high gloss white with low level WC and wash hand basin in addition to a corner shower cubicle. The floor is in a timber effect finish.

BEDROOM TWO 11' 5" (max) x 9' 2" (max) (3.5m (max) x 2.8m (max)) There is a unique and quirky rear pointed PVCu double glazed window to the rear elevation and 'Velux' skylight. Radiator. There is a good selection of built in wardrobes with push closers. The floor is carpet finished.

BEDROOM THREE There is a PVCu double glazed window to the rear elevation. Site access is achieved with drop down stairs. Radiator. The floor is carpet finished.

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BATHROOM 8' 10" (max) x 6' 2" (max) (2.7m (max) x 1.9m (max)) There is a PVCu double glazed window to the front elevation and 'Velux' skylight. Downlights. Radiator. The bathroom has a three piece suite comprising of a combined vanity unit in high gloss white with low level WC and wash hand basin in addition to a paneled bath. The floor is in a timber effect finish.

OUTSIDE

FRONT ELEVATION There is ample parking for multiple parking with a single drop kerb access.

REAR GARDEN An enclosed rear garden facing approx South East there is a low maintenance 'Astro turf' style lawned area with Indian stone raised patio area.

ADDITIONAL INFORMATION

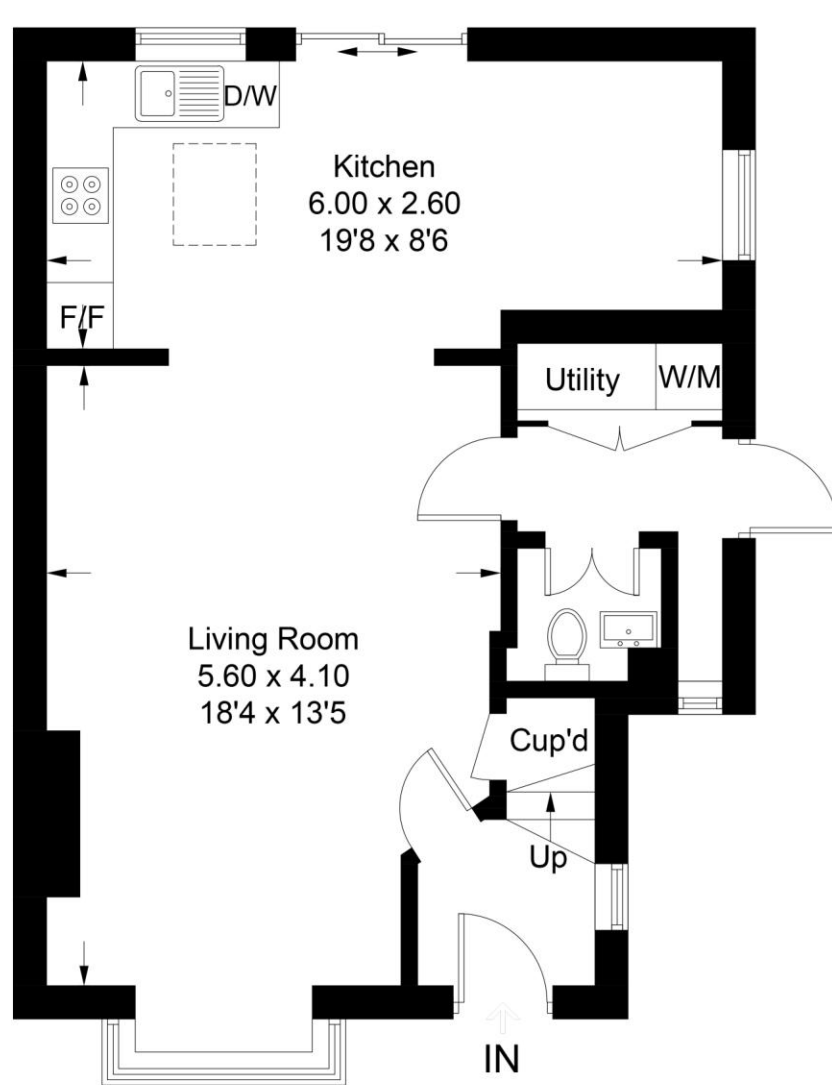
COUNCIL TAX Online enquiries confirm the council tax band as 'C' which is £1,827.21 for 2024/25.

EPC The EPC rating is 'D'.

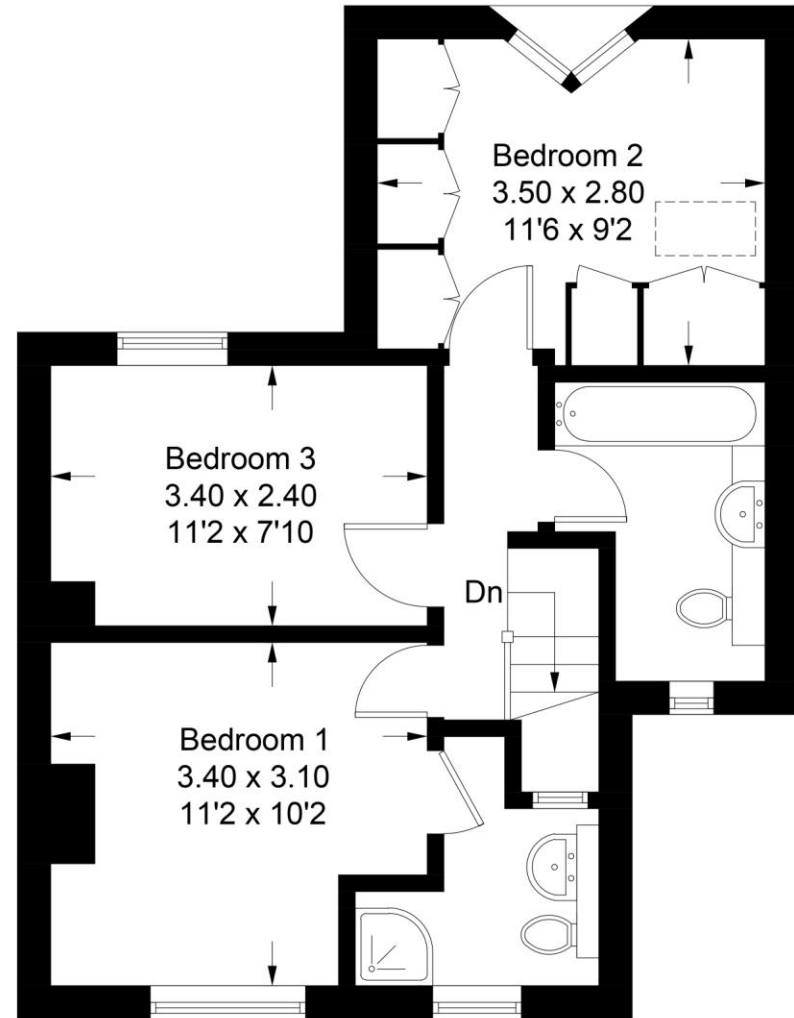


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Approximate Gross Internal Area = 91.2 sq m / 982 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. © (ID1081038)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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