

£264,950
Fieldhead Road, Guiseley



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A THREE bedroomed END TOWN house with raised roof GARAGE and GARDENS to front and back. SOUTH FACING to the rear. The house has Gas Central Heating and recently installed double glazed windows throughout. It has a BAY FRONTED living room and a MODERN Kitchen/Diner.

The property is perfectly situated in close proximity to the centre of Guiseley, which offers a range of amenities including shops, supermarkets, eateries and a train station providing links into central Leeds and Bradford. It is also in proximity to Guiseley School.

A three-bedroom end townhouse that is sure to capture your heart. This property boasts gardens, to the front and south-facing to the rear, creating the perfect outdoor area for you to enjoy.

As you approach this home, you will immediately notice the shared driveway leading to a raised roofed garage, offering convenient parking and extra storage space.

Inside, you will discover a truly welcoming atmosphere with double glazing and a gas central heating system. with a separate dining kitchen and bay-fronted living room, where natural light floods the space, creating a warm and inviting ambiance. This room is perfect for relaxing evenings with loved ones or curling up with a good book.



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

The modern kitchen is a true highlight of this property, featuring sleek finishes and ample storage space. Whether you are a culinary enthusiast or simply enjoy hosting gatherings, this kitchen is sure to impress and opens directly onto the enclosed rear garden. The accommodation is arranged over two spacious floors, providing plenty of room for the whole family.

GROUND FLOOR

HALLWAY With timber effect laminate flooring, double glazed front door, radiator, and a carpeted staircase to the first floor.

LIVING ROOM 15' 8" x 13' 11" (4.78m x 4.26m) With a PVCu double glazed bay window to the front elevation. The living room includes an under stairs cupboard, remote controlled gas fire, radiator, telephone point and television aerial. Timber effect laminate flooring.

KITCHEN 16' 11" x 6' 6" (5.18m x 2.41m) PVCu double glazed door and 2 PVCu double glazed windows to the rear. The kitchen includes shaker style wall and base units with timber effect laminate worktop, inset stainless steel sink with mixer tap, tiled splashback. Tall storage cupboard, electric oven with 4 ring gas hob and extractor over. Combi boiler, downlighters, radiator and vinyl flooring.

FIRST FLOOR



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LANDING With hatch and pull down ladder to access the roof space, PVCu double glazed window to the side providing natural light, carpet floor finish.

BATHROOM 4' 10" x 8' 5" (1.48m x 2.58m) With a PVCu double glazed window to the rear. The bathroom includes; three piece bathroom suite with vanity sink unit, wc and bath with mixer shower over and shower screen. Heated towel rail and downlights. Part tiled walls and a vinyl floor finish.

BEDROOM ONE 11' 1" x 12' 5" (max) (3.38m x 3.8m (max)) PVCu double glazed window to the front and a radiator. Carpet floor finish.

BEDROOM TWO 8' 6" x 8' 0" (2.6m x 2.46m) PVCu double glazed window to the rear and a radiator. Carpet floor finish.

BEDROOM THREE 3' 3" x 8' 6" (1,83m x 2.6m) PVCu double glazed window to the front and a radiator. Carpet floor finish.

EXTERNAL

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FRONT/REAR ELEVATION To the front of the property is a lawned garden with hedging and shrubs, a shared driveway leading to a detached single garage with an up and over door and an apex roof. To the rear of the property a gate leads to an enclosed garden with a large patio and a grassed area. The rear garden is south facing.

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 'E'.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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