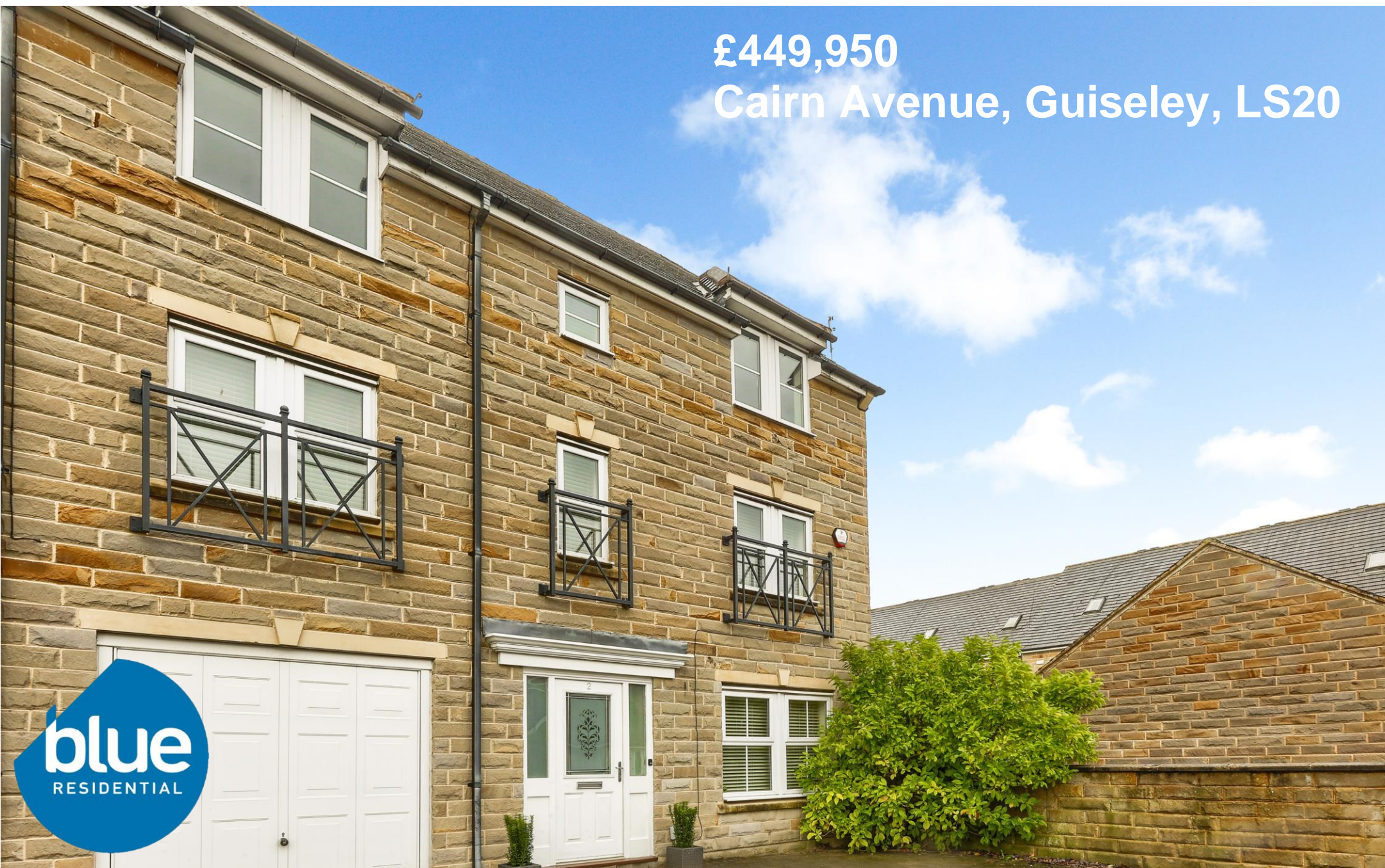


£449,950  
Cairn Avenue, Guiseley, LS20



Guiseley: 86 Otley Road, Guiseley LS20 8BH t :01943 876888 f:01943 876111  
e: [info@blueresidential.co.uk](mailto:info@blueresidential.co.uk) w: [www.blueresidential.co.uk](http://www.blueresidential.co.uk)

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**A LARGE semi-detached, FOUR-bed MODERN home with SOLAR PANELS located on a prestigious avenue in the White Cross area of Guiseley. The property has an integral GARAGE, utility, guest WC, spacious living room, dining kitchen, study, storage, family bathroom, two bedroom suites with DRESSING ROOMS and ENSUITES, and two further good sized bedrooms. Parking for three cars to the front and southerley aspect garden to the rear. EPC rating A, with free, green, electricity.**

An impressive three-storey, double fronted, four-bedroom modern property on a prestigious avenue with direct access to woodland and nearby countryside walks. This contemporary property boasts a range of desirable features, including solar panels, making it an environmentally friendly choice with an excellent EPC 'A' rating, free electricity and the option to heat the hot water by gas boiler or electricity, to utilise the solar power further. The panels are owned outright, recently fitted, with a long, transferable guarantee, generating free power all year-round. Conveniently managed with a simple app, the solar + battery system can be adjusted to make best use of generated power (and sale of excess power) and has produced more electricity than the home uses.

The ground floor includes a guest WC, utility room, and a well-proportioned bedroom suite, perfect for guests, a teenager, multigenerational living, games room, or a substantial office, adaptable to changing needs. The first floor features a study with useful storage, used as an office space, a generous, light-filled, dual aspect living room, and a separate dining kitchen. The space flows beautifully and the whole of this floor makes a welcoming entertaining space as well as comfortable rooms for everyday living. On the second floor you'll find the master suite, with its own dressing room and ensuite, two further good-sized bedrooms and the stunning family bathroom. An integral garage provides secure parking and additional storage. There are multiple options to extend the property, either keeping or converting the garage. This modern property is perfect for anyone seeking a comfortable and sustainable home in a sought-after location.



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## GROUND FLOOR

**ENTRANCE HALL.** Welcoming, light-filled space. Composite front door with frosted glazing and sidelights. Amtico LVT oak floor. Coving. Burglar alarm controls. Radiator. Thermostat. Staircase leading to the first floor. Access to:

**UTILITY 6' 2" x 5' 10"** (1.9m x 1.8m). Composite door to the rear garden with window and sidelight. Granite effect work surface with inset sink in stainless steel and cupboard beneath. Space for washing machine and separate dryer. Extractor. Radiator. The floor is a black tiled finish.

**GARAGE 10' 5" x 19' 8"** (3.2m x 6m). Up and over door to the front and composite pedestrian door to the rear, with frosted glazing and sidelight. The garage has power and light, and currently has extensive shelving for added storage whilst still leaving ample space for a car and bikes. Gas boiler.

**WC 4' 7" x 2' 11"** (1.4m x 0.9m). Two piece suite in white consisting of a low level WC and corner pedestal wash hand basin. Extractor. Radiator. The floor is a white tiled finish.



**BEDROOM FOUR 10' 2" x 13' 1"** (3.1m x 4m). PVCu double glazed window to the front. Radiator. Television point. The floor is carpet finished.

**ENSUITE 5' 2" x 5' 10"** (1.6m x 1.8m). Three piece shower room suite in white encompassing a low level WC, vanity wash hand basin and shower cubicle. Extractor. PVCu double glazed window to the rear. Part tiled walls in ceramic white. Radiator. Shaver point. The floor is in a white tiled finish.

**DRESSING ROOM 5' 10" x 4' 11"** (1.8m x 1.5m) PVCu double glazed window to the rear. Radiator. With shelving and clothes rails. The floor is carpet finished.

## FIRST FLOOR

**LANDING.** Light, bright space with PVCu double glazed windows to the rear. Radiator. Staircase to the second floor. The floor is carpet finished. Access to:



**LIVING ROOM 10' 9" x 19' 4" (3.3m x 5.9m).** Spacious, light, room with PVCu double glazed windows to the front and rear. Coving. 2 x radiators. Television point. Satellite point/cable. Space for three sofas for family and social gatherings. Access to the study area. The floor is carpet finished.

**DINING KITCHEN 10' 2" x 19' 4" (3.1m x 5.9m).** PVCu double glazed windows to the front and rear. Coving. 2 x radiators. There is a range of base and wall units in timber finish with under unit lighting, and an integrated dishwasher, fridge and freezer. There is a solid granite work surface and upstand with a 1.5 bowl stainless steel sink with mixer tap over. Contemporary angled extractor, gas hob, double electric oven and stainless steel splashback. Television point. Superfast fibre cable point. The floor is in a black tiled finish to the kitchen with carpet finish to the dining area.

**STUDY 6' 2" x 5' 6" (1.9m x 1.7m).** PVCu double glazed window to the front. Access to the living room. Door to the dining room. Radiator. There is space for a desk, shelving and an understairs cupboard for additional storage. The floor is carpet finished.



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## SECOND FLOOR

**LANDING.** Light and bright with PVCu double glazed window to the front. Radiator. There is a cylinder cupboard. The floor is carpet finished.

**BEDROOM ONE** 13' 5" x 10' 5" (4.1m x 3.2m). PVCu double glazed window to the front. Coving. Radiator. Built in wardrobe, dressing table and drawers. Plenty of space for a king-size bed and furniture. Television point. The floor is carpet finished.

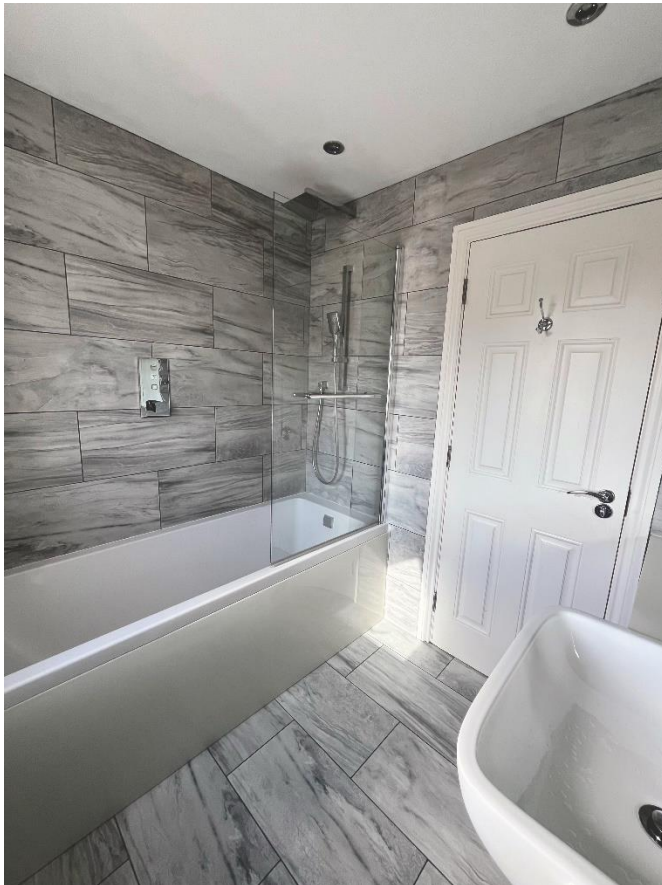
**ENSUITE** 5' 2" x 5' 6" (1.6m x 1.7m). Three piece shower room suite in white encompassing a low level WC, vanity wash hand basin and shower cubicle. Extractor. PVCu double glazed window to the rear. Part tiled walls in ceramic white. Radiator. Shaver point. The floor is in a white tiled finish.

**DRESSING ROOM** 5' 6" x 4' 11" (1.7m x 1.5m). PVCu double glazed window to the rear. Radiator. With shelving and clothes rails. The floor is carpet finished.

**BEDROOM TWO** 10' 9" (max) x 11' 1" (max) (3.3m (max) x 3.4m (max)). Good sized double room. PVCu double glazed window to the front. Radiator. Television point. The floor is carpet finished.



**BEDROOM THREE** 8' 2" x 10' 2" (2.5m x 3.1m) plus entrance space with hanging area. Small double room. The smallest of the four bedrooms, and still with space for a double bed, fitted wardrobes and desk. PVCu double glazed window to the rear. Radiator. Television point. The floor is carpet finished.



**MAIN BATHROOM** 6' 10" x 6' 2" (2.1m x 1.9m). PVCu double glazed window to the rear. Downlights. Extractor. Feature mirror. With brick pattern marble effect grey porcelain tiling and a three piece RAK ceramic bathroom suite in white, encompassing a low level WC, wash hand basin set into a range of fitted storage units, and large insulated bath, to keep the water hot for longer when having a long, relaxing soak. Wall mounted thermostatic controls, rainfall overhead shower and hand shower. Screen. Towel radiator. Shaver point. The floor is matching porcelain tile finished.



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## EXTERNAL

**REAR GARDEN** The rear garden is lawned with a flower and shrub border and a patio across the full width of the house with space for tables and chairs. There is currently a summer house with power which has been used as a bar and barbeque area. There is scope to create a 9m kitchen-living-dining room by extending out 3m to one side at the rear, whilst still retaining all of the lawn and planting, and the majority of the patio.

**FRONT GARDEN** The property has off street parking spaces for three vehicles.

## ADDITIONAL INFORMATION

**COUNCIL TAX** Online enquiries have confirmed the council tax band as band 'E' which is £2,512.40 for 2024/25.

**EPC** The EPC rating is 'A'.

**SOLAR PANELS** The property has solar panels to the rear roof slope and a battery system fitted to store and release energy when needed. Surplus energy is sold to the utility provider – this is already set up, approved and running. Building Regulations Compliance Certificate in place. Further information can be given in relation to electric savings etc.



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# Cairn Avenue, Guiseley, LS20 8QQ

Approximate Gross Internal Area = 155.5 sq m / 1674 sq ft  
(Including Garage)

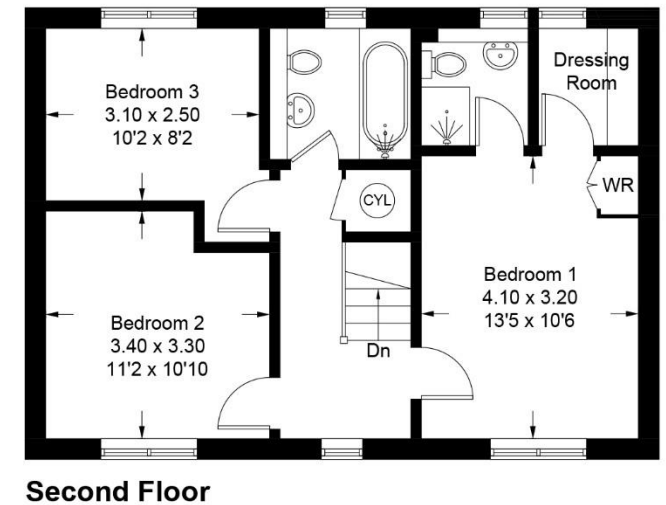
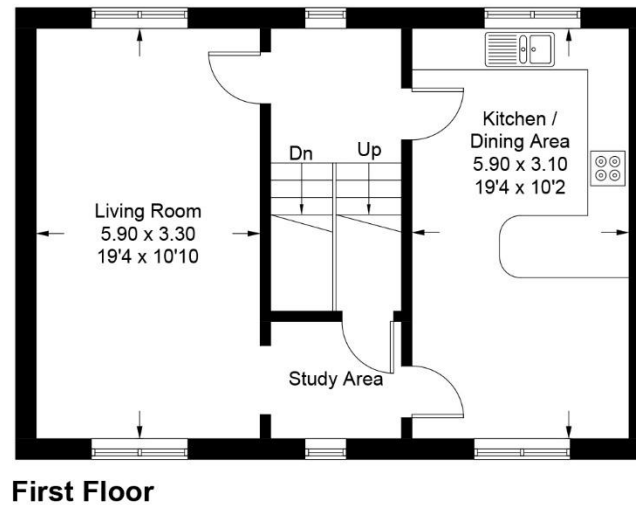
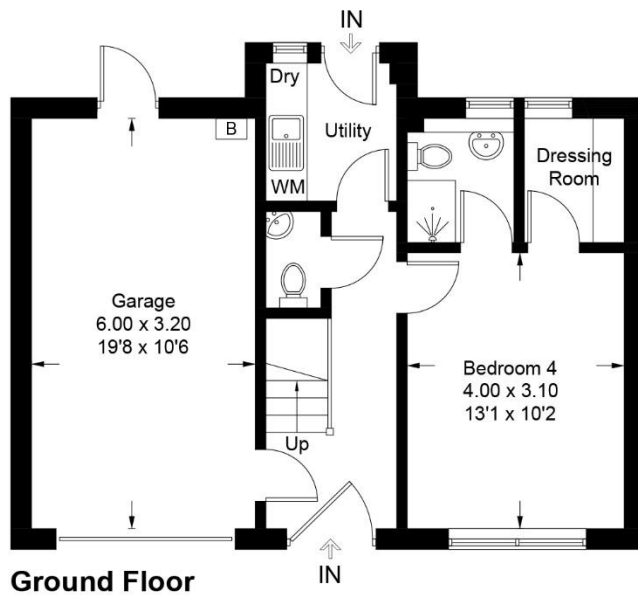


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1132566)



Score	Energy rating	Current	Potential
92+	A	92 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Blue Residential

86 Otley Road, Guiseley, Leeds LS20 8JR  
 Tel: 01943 876888  
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