

£299,995
The Poplars, Guiseley, LS20



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A THREE bed DORMER style SEMI-DETACHED house with DOUBLE GLAZING and GAS CENTRAL HEATING system. The property has a CONTEMPORARY FINISH with an OPEN PLAN DINING KITCHEN leading to an OPEN CONSERVATORY. The property has LAWNED FRONT GARDEN and a GARAGE EN.BLOC immediately behind the property. EPC 'D'.

A three-bedroom dormer-style semi-detached house, perfectly positioned in a peaceful cul-de-sac within a sought-after suburb of Guiseley. With its contemporary finish this home offers a flexible space for first time buyers or for family living.

The property features an open plan ground floor dining kitchen and conservatory with three well-proportioned bedrooms, providing flexibility for families or individuals needing a home office space.

Completing this fantastic offering is a garage en-bloc located immediately behind the house, providing convenient parking and additional storage space.



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

PORCH 5' 6" x 3' 11" (1.7m x 1.2m) With PVCu windows and doors for natural light and an additional light. The floor is in a terracotta style tiled finish with timber panelled internal door.

LIVING ROOM 16' 0" x 14' 5" (4.9m x 4.4m) PVCu double glazed bay window to the front elevation. Coving. Heating is via a radiator with secondary heating from a living flame gas fire with timber mantel and surround with granite effect back and hearth. There are television and satellite points. The internal door is solid timber paneled with a carpet finished floor.

DINING KITCHEN 7' 10" x 14' 5" (2.4m x 4.4m) Open plan to the rear conservatory and with useful understairs cupboard storage. There are downlights with the kitchen consisting of a range of base and wall units in shaker style timber with a soap stone/mosaic effect splashback above the timber effect work surface. There is an inset 1 1/2 bowl sink unit with mixer tap over in addition to an extractor over an inset halogen hob and electric oven below. The internal doors are solid timber paneled with a dark timber effect laminate floor finish.

CONSERVATORY 9' 6" x 12' 5" (2.9m x 3.8m) With ceiling blinds to adjust light/heat levels and PVCu double glazed windows and French doors to the rear. There are ornamental wall lights. The floor is a dark timber effect laminate finish.



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FIRST FLOOR

BATHROOM 6' 2" x 5' 6" (1.9m x 1.7m) With a PVCu double glazed window to the rear and a three piece bathroom suite in white encompassing a low level WC, panelled bath and vanity sink unit with mixer tap. There is a chrome effect ladder towel rail and a vinyl grey floor finish.

BEDROOM ONE 8' 2" x 14' 1" (2.5m x 4.3m) With a PVCu double glazed window to the front elevation. Radiator. Dado rail and carpet floor finish.

BEDROOM TWO 8' 2" x 10' 2" (2.5m x 3.1m) With a PVCu double glazed window to the rear elevation. Radiator and carpet floor finish.

BEDROOM THREE 10' 2" x 5' 10" (3.1m x 1.8m) With a PVCu double glazed window to the front elevation. Radiator and built in over stairs cupboard housing a

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combination boiler. The floor is carpet finished.

OUTSIDE

FRONT GARDEN With a lawned area and timber fenced boundary.

GARAGE There is a separate garage en/bloc located adjacent the property.

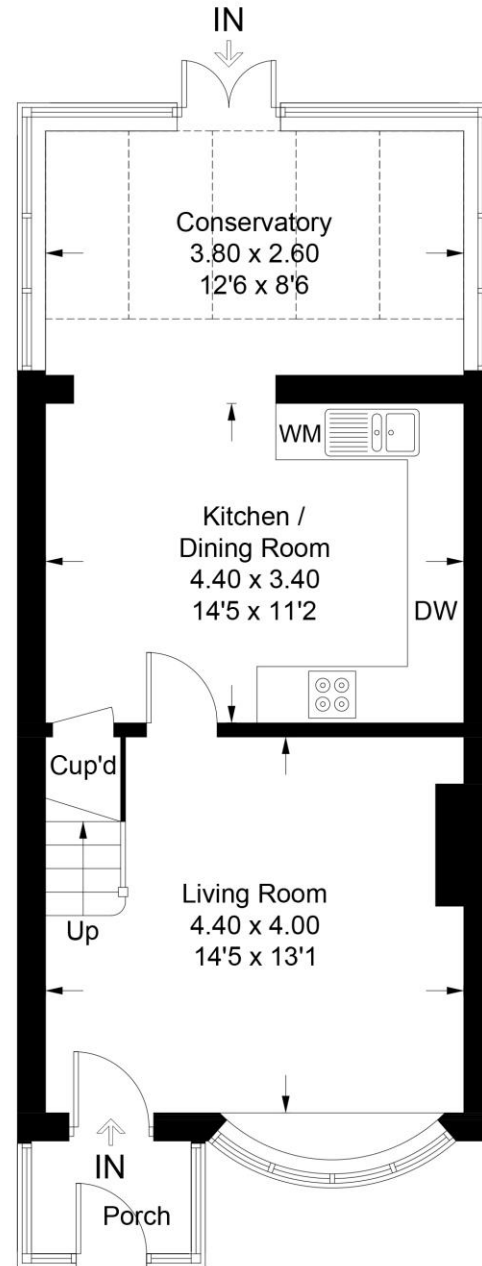
GENERAL INFORMATION

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

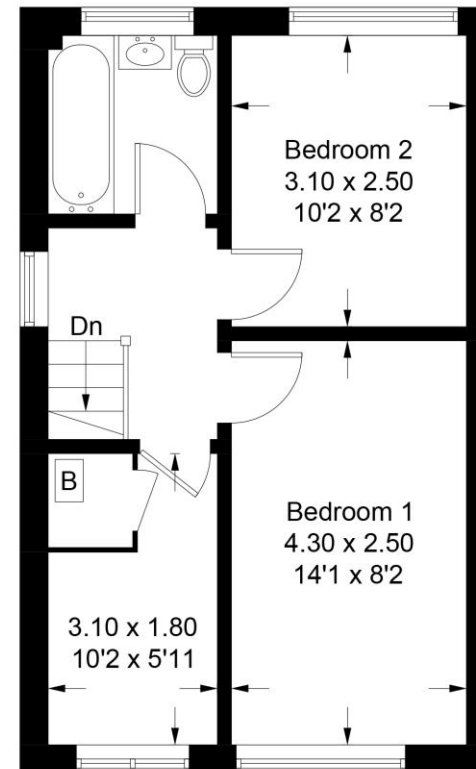
EPC The EPc rating is 'D'.

The Poplars, Guiseley, LS20 9PF

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Blue Residential

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