

Offers Over £350,000

Bransdale Garth, Guiseley, LS20 8QB



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A 696 Sq Ft TWO bedroomed DETACHED BUNGALOW with GAS CENTRAL HEATING system and DOUBLE GLAZING. The property is LOCATED at the head of a CUL-DE-SAC in PROXIMITY to the 'HEART' of Guiseley. The dwelling has a GARAGE with OFF STREET PARKING and GARDENS to the FRONT and REAR. EPC rating 'D'.

A well-presented, two-bedroom detached bungalow located at the head of a quiet cul-de-sac, just a short distance from the heart of Guiseley. Spanning 696 sq ft, the property offers comfortable living with the benefit of gas central heating, double glazing, and well-maintained front and rear gardens. The bungalow also includes a garage and off-street parking, providing convenience and additional storage. This property is ideally situated for access to local amenities and transport links, making it an excellent choice for those seeking a peaceful yet accessible home. The property holds an EPC rating of 'D'

GROUND FLOOR

HALLWAY With a PVCu mahogany style double glazed door and window sidelet. Coving. Radiator. There are 2 x built in cupboards for storage. The floor is carpet finished.

BEDROOM TWO 8' 6" x 8' 2" (2.6m x 2.5m) PVCu mahogany style double glazed window to the front elevation. Coving. Radiator. The floor is carpet finished.

BEDROOM ONE 12' 5" x 8' 6" (3.8m x 2.6m) PVCu mahogany style double glazed window to the rear elevation. Coving. Radiator. There is a built in wardrobe with mirrored sliding doors. The floor is carpet finished.



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

BATHROOM 7' 10" x 5' 10" (2.4m x 1.8m) PVCu mahogany style double glazed window to the front. Radiator. There is a four piece bathroom suite encompassing a low level WC, pedestal wash handbasin, panelled bath and shower cubicle. There is a shaver point, vanity mirror and lights. The floor is carpet finished.

LIVING ROOM 17' 8" (max) x 10' 2" (max) (5.4m (max) x 3.1m (max)) PVCu mahogany style double glazed window to the rear and timber French doors to the conservatory. Coving. Radiator. Wall lights. There is a 'Louis' style fire surround with marble effect back and hearth and electric fire. There are television and satellite points. The floor is carpet finished

KITCHEN 11' 9" x 7' 2" (3.6 m x 2.2m) With a PVCu mahogany style double glazed window to the front. Radiator. There is an 'Ideal' combination boiler providing hot water and central heating. With a range of base and wall units in shaker style white with tiled splashback. The work surface has an inset polycarbonate style sink unit with mixer tap over. There is also an extractor with inset gas hob and electric oven below. The kitchen has plumbing for a washing machine. The floor is timber effect laminate finished.

CONSERVATORY 9' 6" x 8' 2" (2.9m x 2.5m) With lean to roof and PVCu double glazed windows to the perimeter and having French doors leading to the garden.



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OUTSIDE

GARAGE 9' 2" x 18' 4" (2.8m x 5.6m) There is a garage to the side with power, lighting and a remote controlled roller shutter door.

PARKING There is sufficient parking for multiple vehicles to the side.

OTHER INFORMATION

COUNCIL TAX Online enquiries confirm the council tax band is 'D' which is £2,055.61 for 2024/25.

EPC The EPC rating is 'D'.

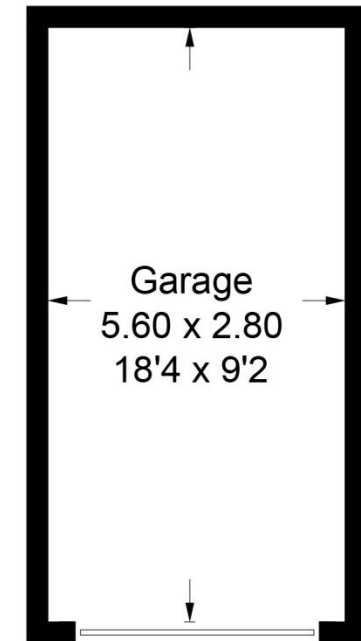
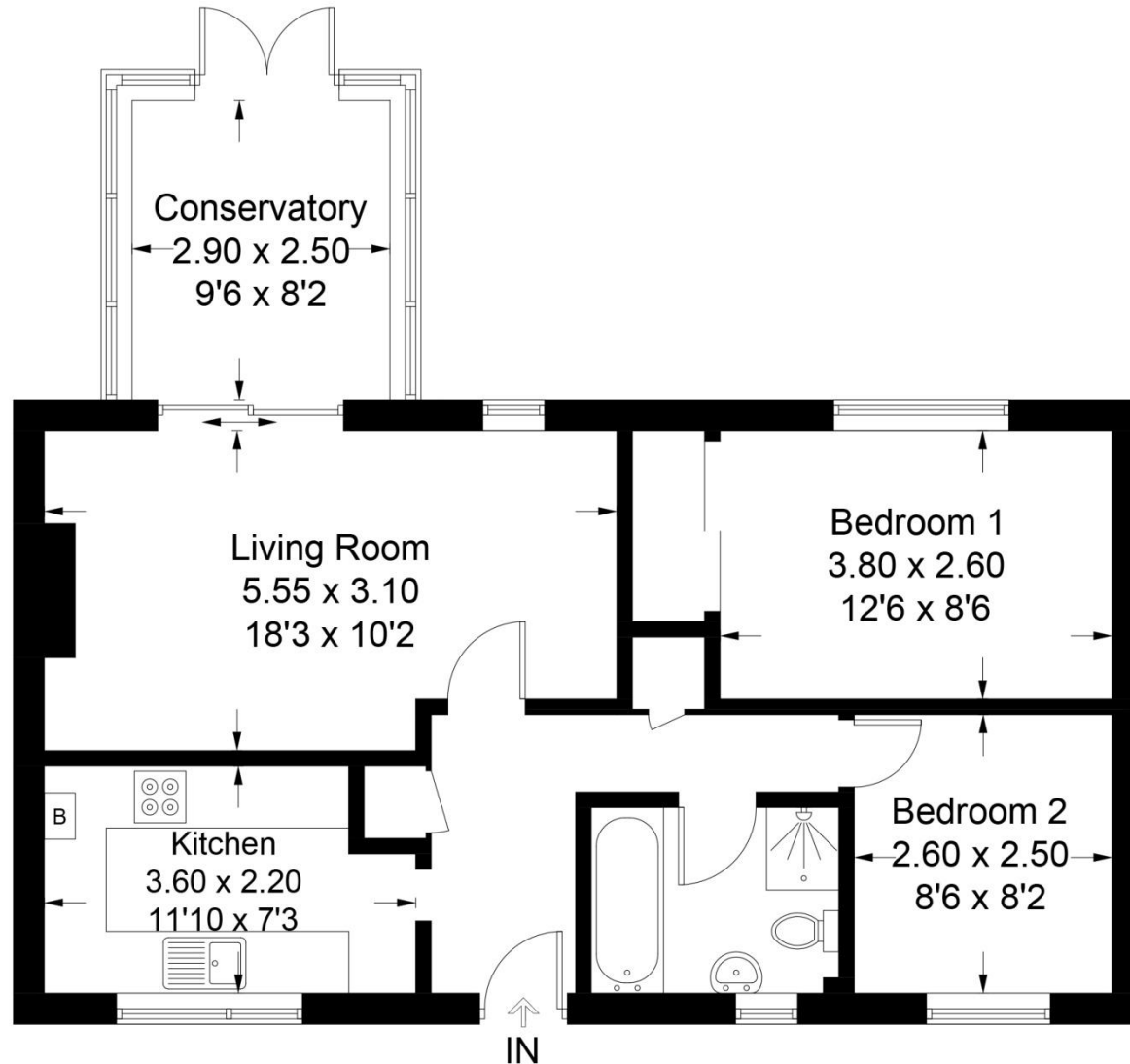
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Approximate Gross Internal Area = 64.7 sq m / 696 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 80.4 sq m / 865 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1169539)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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