

£349,950

Silverdale Drive, Guiseley, LS20 8BE



Guiseley: 86 Otley Road, Guiseley LS20 8BH t :01943 876888 f:01943 876111
e: info@blueresidential.co.uk w. www.blueresidential.co.uk

 **rightmove**.co.uk
The UK's number one property website





SALES • LETTINGS AND MANAGEMENT • HIPS • CONVEYANCING, FINANCIAL SERVICES & SURVEY SOLUTIONS

An EAST facing THREE bedroomed SEMI-DETACHED DORMER BUNGALOW with DOUBLE GLAZING and GAS CENTRAL HEATING system. The property is located at the HEAD of a CUL-DE-SAC in PROXIMITY to the 'HEART' of Guiseley. The dwelling has POTENTIAL/SCOPE for further improvement and/or EXTENTION. EPC rating ' D'.

Situated at the head of a tranquil cul-de-sac an east-facing three-bedroom semi-detached dormer bungalow in the heart of Guiseley. The property features double glazing and a gas central heating system. Whilst the bungalow offers a home in its present set up, it also presents potential for further improvement or extension to suit individual preferences. The location is highly desirable, with Guiseley town centre just a short walk away, providing a variety of local amenities, shops, and eateries. Additionally, the area boasts excellent transport links, including Guiseley railway station, which offers direct services to Leeds and Bradford, making commuting convenient. The property is also within proximity to well-regarded schools, such as Guiseley School, St. Mary's Menston, and Benton Park School. The property offers a comfortable living space in a sought-after location, ideal for those looking to personalise their home.



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 firms employment has the authority to make or give representation or warranty in respect of this property

GROUND FLOOR

PORCH PVCu double glazed windows to the sides with a leaded and stained effect PVCu double glazed door. The floor is in a tiled finish.

HALLWAY There is a radiator and the floor is in a carpet finish.

KITCHEN 8' 10" x 10' 2" (2.7m x 3.1m) With a PVCu double glazed window to the front and downlights. There are part tiled walls with a range of base and wall units in timber. The work surface is in a granite effect grey and has a 1 1/2 bowl sink unit in polycarbonate grey with mixer tap over. There is an inset halogen hob with an electric oven and separate grill. There is plumbing for a washing machine and plumbing for a dishwasher. The floor is a tiled finish.

SHOWER ROOM 7' 2" x 5' 2" (2.2m x 1.6m) PVCu double glazed window to the side with tiled walls. There is an extractor providing additional mechanical forced ventilation. The towel rail is in chrome effect finish. The shower room has a three piece suite in white encompassing a low level WC, pedestal washhandbasin and open shower cubicle with slip resistant floor finish.

BEDROOM TWO 9' 10" x 9' 10" (3m x 3m) With PVCu double glazed windows to the side and rear. Coving. Radiator. There is a carpet floor finish.



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

BEDROOM ONE 12' 1" x 9' 10" (3.7m x 3m) With PVCu double glazed windows to the rear. Coving. Radiator. There is built in wardrobe. The floor is carpet finished.

FIRST FLOOR

LANDING Access hatch to the roof void structure and cupboard for storage. The floor is carpet finished.

BEDROOM THREE 10' 9" x 10' 5" (3.3m x 3.2m) With a PVCu double glazed window to the front. Radiator. There are built in wardrobes with timber effect laminate finished.

OUTSIDE

GARAGE The property has a detached garage with up and over door.

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

OTHER INFORMATION

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

EPC The EPC rating is 'D'.

Silverdale Drive, Guiseley, LS20 8BE

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft

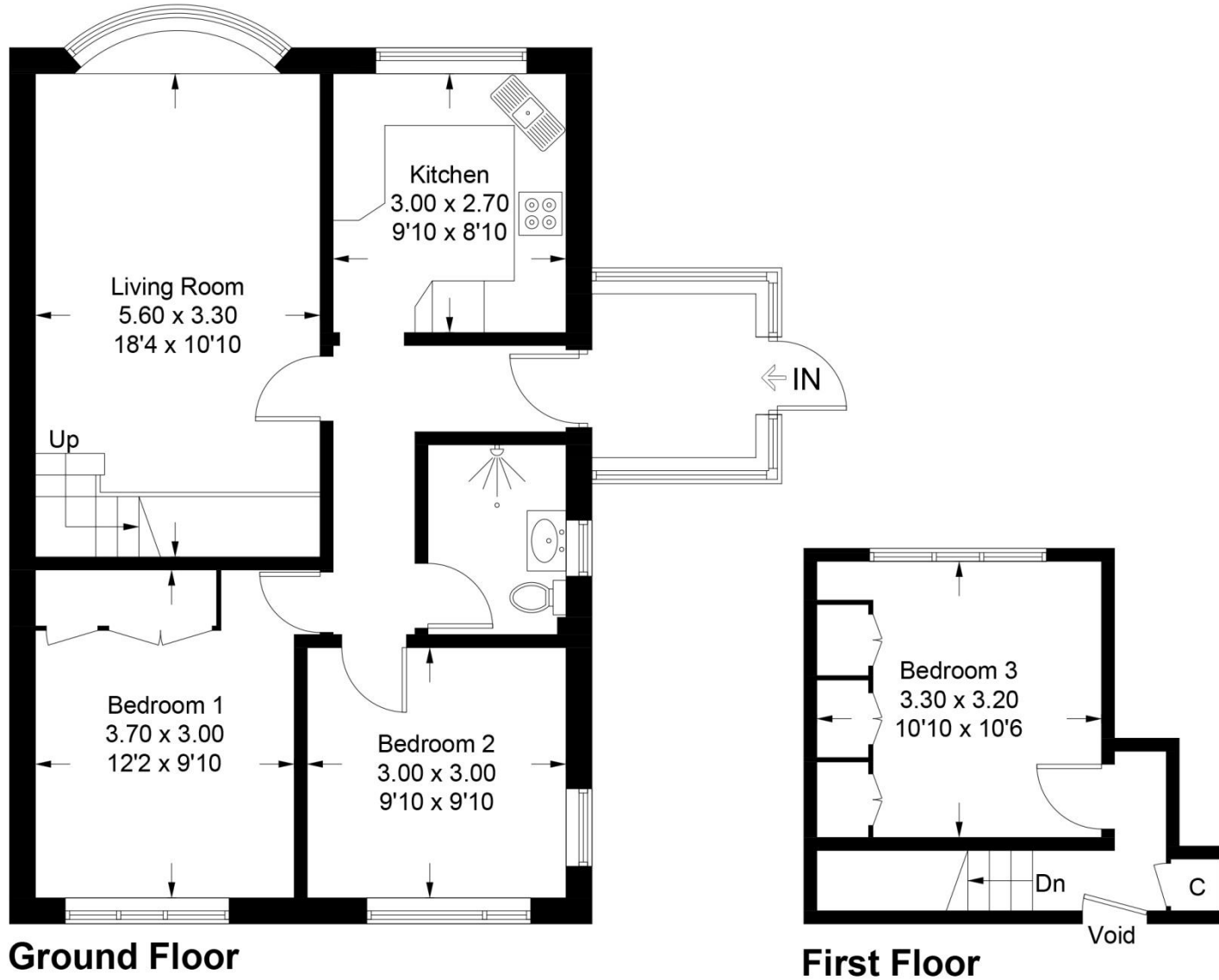


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1169988)

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

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		

Blue Residential

86 Otley Road, Guiseley, Leeds LS20 8JR
 Tel: 01943 876888
 Fax: 01943876111

W: www.blueresidential.co.uk
 E: info@blueresidential.co.uk

Opening Hours

Monday – Friday 9am – 5:30pm
 Saturday 9am – 4pm


 The UK's number one property website



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