



**£2,800 PCM**  
**Wyndorf, 11a Fairway, Guiseley, LS20**

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**A SOUTH facing TRADITIONAL/MODERN FIVE BEDROOMED SEMI-DETACHED FAMILY HOME. OFFERING SPACIOUS, EXTENDED, AND WELL LAID OUT FLEXIBLE LIVING ACCOMMODATION over 2400 Sq Ft. HAVING A VERY PLEASANT SOUTH-FACING LARGE REAR GARDEN WITH LARGE MATURE GARDEN AND SET IN THE WELL ESTABLISHED AND HIGHLY SOUGHT-AFTER TRANMERE PARK LOCALITY.**

This delightful semi-detached house offers an internal finish to a very high standard. Offering light and airy spacious family accommodation with many attractive features, fixtures and fittings. The property is situated within this very fashionable residential locality and is very well placed for many amenities including popular schools, retail units and useful transport links. The accommodation to the ground floor comprises: Hallway, reception room/snug, sitting room, dining kitchen, play room, utility room, cloaks/WC and rear hallway. To the first floor are four bedrooms (three doubles, a single/study and master with fitted robes and en suite) and a three piece bathroom. The second floor has a large loft room with dressing room and ensuite.

A most attractive looking property from the exterior with a paved driveway. The large south facing garden to the rear is mainly laid to lawn, with mature shrubs and trees with a stone patio.

The property is in proximity to a good range of facilities in Guiseley, including highly-regarded schools, various retail units, cafes, restaurants, bars and recreational facilities. Close to open countryside, gateway to the Dales and pleasant walks. Leeds and Bradford city centres, together with many surrounding areas, can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.



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## GROUND FLOOR

**ENTRANCE HALL WALL** With feature front door, staircase to the first floor with ornate banister newel post. There is radiator with cover, an understairs cupboard for storage and herringbone timber engineered floor finish.

**RECEPTION ROOM/SNUG** 14' 1" x 12' 5" (4.3m x 3.8m) With a half bay PVCu window to the front elevation, coving, radiator and marble effect fire surround, brick effect back and slate effect heath with a solid fuel wood burner. The floor is exposed floorboards.

**EXTENDED DINING KITCHEN** 21' 1" x 14' 5" (6.45m x 4.4m) With PVCu double glazed window and French doors to the patio, rear, South facing. There are 2 x 'Fakro' skylights allowing more natural light to stream into the room with downlights and recessed lighting with a feature mural. The kitchen is in a solid wood shaker style in grey with assorted base and wall units with integrated dishwasher as well as tall boys and a combined microwave/oven. There are multiple drawers including deep pan drawers. There is a recessed extractor over an 'AGA' to a granite effect work surface with inset hot plate. For additional preparation space there is an island with inset belfast sink and mixer tap over. There is a freestanding American style fridge freezer. The floor is porcelain tiled.

**PLAYROOM** 15' 5" x 15' 5" (4.7m x 4.7m) With a PVCu double glazed window to the front. Radiator. There is a range of built in cupboards and shelving including housing the gas fire combination boiler. The floor is timber effect laminate with a step to the entrance.



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**SIDE ENTRANCE HALL** With a composite door to the side elevation. There are downlights and a radiator with a range of cupboards for storage. The floor is porcelain tiled.

**UTILITY ROOM** 9' 6" x 4' 11" (2.9m x 1.5m) With a PVCu double glazed window to the rear, downlights and a range of base and wall units with rolled edge work surface having an inset sink with mixer tap. Radiator. The room houses the washing machine, dryer and undercounter fridge or freezer. The floor is porcelain tiled.

**CLOAKS/WC** 5' 2" x 2' 11" (1.6m x 0.9m) With a PVCu double glazed window to the side elevation, downlights and a radiator. There is a two piece bathroom suite in white encompassing a low level WC and wash handbasin. There are part tiled walls and a floor in porcelain tiled finish.

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**FIRST FLOOR** Split direction with a carpet floor finish.

**BEDROOM ONE** 19' 8" x 10' 2" (6m x 3.1m) With a PVCu double glazed window to the front and side. Downlights. Radiator. There is a built in cupboard and a carpet floor finish.

**ENSUITE SHOWER ROOM** 6' 10" x 8' 2" (2.1m x 2.5m) With a PVCu double glazed window to the rear, downlights and a chrome effect ladder towel rail. There is a three piece shower suite encompassing a low level WC, pedestal washhandbasin and cubicle shower. The floor is a tiled finished.

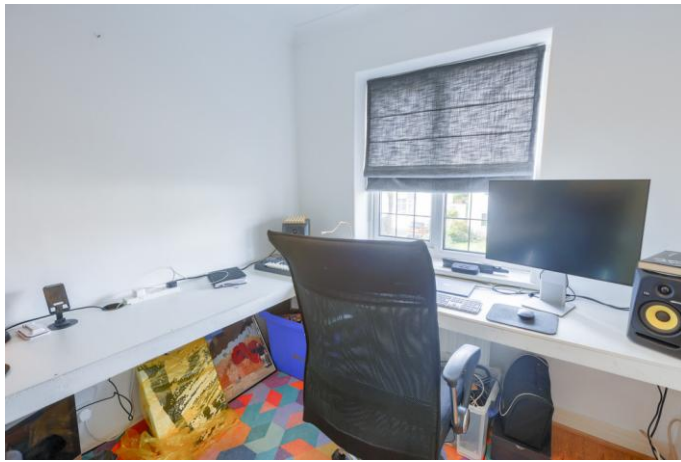


**BEDROOM TWO (REAR)** 12' 5" x 14' 5" (3.8m x 4.4m) With a half bay PVCu window to the rear elevation, coving, radiator and built in wardrobe. There is a carpet floor finish.

**BEDROOM THREE (FRONT)** 12' 5" x 14' 5" (3.8m x 4.4m) With a half bay PVCu window to the front elevation, coving, radiator and built in wardrobes with cupboards over dressing table. There is a carpet floor finish.



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**BEDROOM FIVE/STUDY 7' 6" (max over bulkhead) x 8' 6" (2.3m (max over bulkhead) x 2.6m)** With a PVCu window to the front elevation and radiator. The floor is in a timber effect laminate finish. This room is currently used as a study with shelving to the perimeter.

**MAIN BATHROOM 7' 2" x 8' 2" (2.2m x 2.5m)** With a PVCu double glazed window to the rear with mixed part tiled walls consisting of mosaic style splashback and porcelain to the bath area, downlights, shaver point and a chrome effect ladder towel rail. There is a three piece shower suite encompassing a low level WC, pedestal washhandbasin and paneled bath with a shower over. There is a built in towel cupboard. The floor is a tiled finished.



## SECOND FLOOR

**BEDROOM FOUR 16' 4" x 12' 5" (5m x 3.8m)** An impressive sized room with 'Farko' skylights to the front and rear and roof slope following the roof line. There are 2 x radiators and the floor has a carpet floor finish.

**ENSUITE SHOWER ROOM 9' 6" x 10' 5" (2.9m x 3.2m)** 'L' shaped room With a sloping ceiling, skylight to the side elevation, downlights and a chrome effect ladder towel rail. There is a three piece shower suite encompassing a low level WC, pedestal washhandbasin and cubicle shower. There is a built in cupboard for storage. The floor is a tiled finished.

**DRESSING ROOM 9' 6" x 13' 1" (2.9m x 4m)** 'L' shaped room With a sloping ceiling, skylight to the side elevation, downlights, built in shelving and clothes rails. There is an eaves access point. The floor is carpet finished.





## EXTERNAL

**FRONT ELEVATION** With an Acer/Japanese maple tree and neatly trimmed hedges bordering the paved driveway and the property.

**REAR ELEVATION** A patio adjacent the French doors with a wide border of blue forget-me-nots running along the low, whitewashed stone retaining wall that leads up to a set of stone steps. This wall separates the patio from the impressive sized lawn beyond where additional flowerbeds are located. Other flowering plants and grasses adorn the steps and the base of the wall. The garden generally includes mature trees and hedges, and a small shed.

## ADDITIONAL INFORMATION

**COUNCIL TAX** Online enquiries confirm the council tax band as 'F' with Leeds City Council which is £3,121.30 for 2025/26.

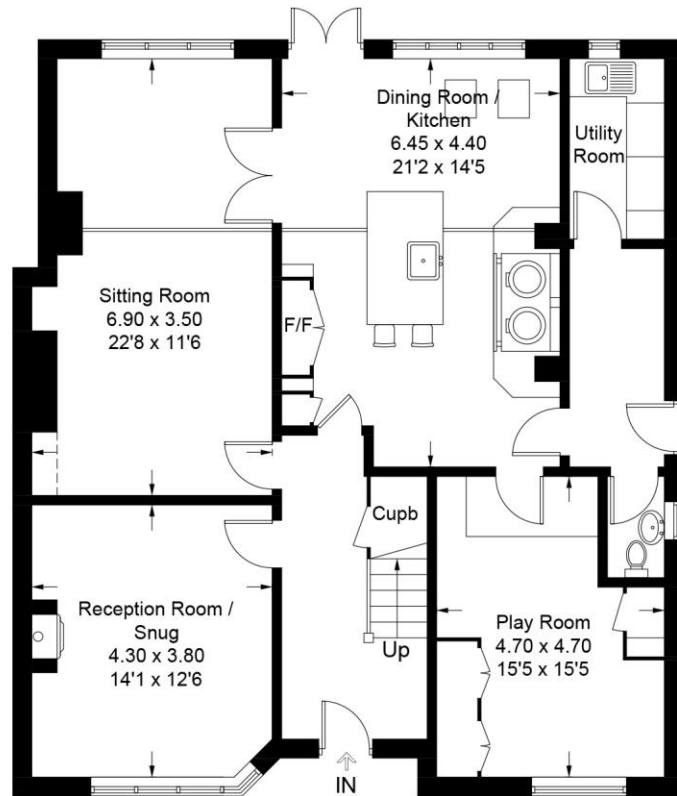
**EPC** The EPC rating is 'D'.

**HOLDING DEPOSIT** The HOLDING DEPOSIT is £646.

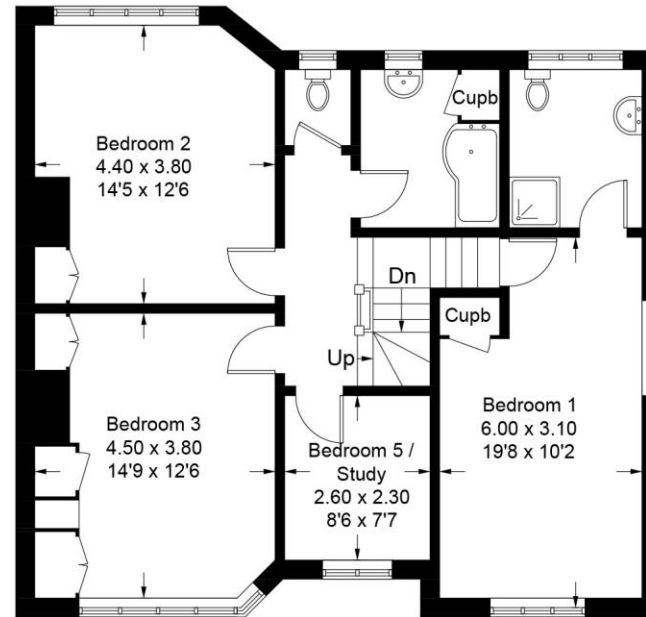


# Fairway, Guiseley, LS20 8JT

Approximate Gross Internal Area = 231.3 sq m / 2490 sq ft

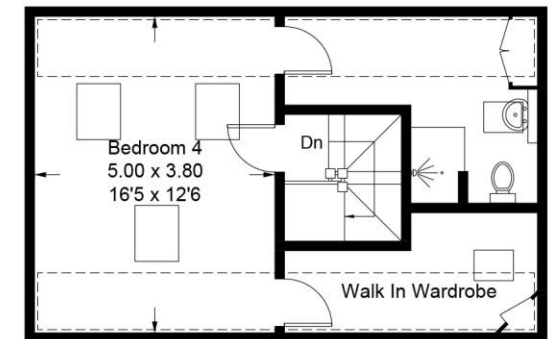


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Blue Residential

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