

£595,000  
Westgate, Guiseley, LS20



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**This charming THREE bed SEMI-DETACHED house boasts a high quality finish throughout. With a SOUTH FACING rear GARDEN, DOWNSTAIRS WC, UTILITY room, SNUG/STUDY, GOOD SIZED living room and OPEN PLAN Kitchen and dining area. The dwelling has a MODERN bathroom suite with UNDERFLOOR HEATING.**

With approximately 1546 Sq Ft of accommodation, providing spacious, light-filled family accommodation complemented by many attractive features, fixtures, and fittings. Situated in a highly sought-after residential area, the property is conveniently located close to popular schools, retail amenities, and excellent transport links.

The ground floor accommodation includes a vestibule, cloakroom/WC, hallway, reception room, kitchen, dining area, study/family room/snug, and a utility room with additional storage space. Upstairs, there are three well-proportioned bedrooms and a contemporary four-piece bathroom.

Externally, the property presents an appealing façade with a tarmacadam driveway and off-street parking. The generously sized south-facing rear garden is predominantly laid to lawn, featuring mature shrubs and trees, along with a stone patio-ideal for outdoor entertaining and relaxation

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

**VESTIBULE** PVCu double glazed window to the side elevation with door to the front. Radiator. There is a built in seating area with cupboard space and shoe storage underneath. 'Evo Care' LVT style flooring in dark timber effect finish.

**CLOAKS/WC** 4' 11" x 4' 3" (1.5m x 1.3m) PVCu double glazed frosted window to the front elevation. Radiator. With metro tiled style splashback to a two piece suite encompassing a low level WC and vanity wash handbasin. 'Evo Care' LVT style flooring in dark timber effect finish.

**ENTRANCE HALL** With a staircase to the first floor and understairs cupboard for storage and a hanging space for coats. 'Evo Care' LVT style flooring in dark timber effect finish.

**LIVING ROOM** 12' 9" x 18' 4" (3.9m x 5.6m) PVCu double-glazed windows to both the front and rear provide excellent natural light from dual aspects. The room benefits from two radiators and wall-mounted lighting. A feature fireplace with a sandstone mantelpiece, hearth, and surround adds character to the space. The flooring is finished with carpet.

**KITCHEN** 10' 9" (max) x 21' 7" (max) (3.3m (max) x 6.6m (max)) The room features PVCu double-glazed windows at both the front and rear, with an archway leading into the dining area. It includes downlights and a radiator for comfort. A double extractor hood is positioned above a 'Belling' range cooker, which comprises of an induction hob, grill, and multiple ovens. The marble-effect, square-edged work surface incorporates a breakfast bar with seating and an inset 1.5 bowl ceramic sink with a mixer tap. The kitchen is fitted with a range of blue shaker-style base and wall units, including display cabinets and various drawers and storage solutions. Wall unit underlighting offers a soft, ambient glow for night-time use. An integrated under-counter fridge is also included. There is a walk in under stairs traditional larder area with shelving. The flooring is solid timber throughout.



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**DINING AREA 12' 1" x 10' 9" (3.7m x 3.3m)** Accessed via an archway from the kitchen and a door leading to the snug, family room, or study. Featuring PVCu double-glazed French doors to the rear and a side window, both with integrated blinds and shutters. Additional features include downlights, coving, a radiator, and solid timber flooring throughout.

**SNUG/FAMILY ROOM/STUDY 19' 0" x 9' 2" (max) (5.8m x 2.8m (max))** With a PVCu double-glazed side window, recessed downlights, two radiators, and a grey timber-effect vinyl floor finish.

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UTILITY ROOM 7' 2" x 6' 2" (2.2m x 1.9m) Fitted with a PVCu double-glazed window and door to the side elevation, providing access to the rear garden. The room includes downlights, a radiator, and a grey timber-effect vinyl floor finish. A tiled splashback complements the work surface, which incorporates a double stainless steel sink unit, with plumbing and space provided for an automatic washing machine and dryer. An alcove currently accommodates a fridge freezer.

**STORAGE** The original garage frontage has been retained, offering flexibility for future re-conversion if desired. The front section of the garage is currently utilised for storage purposes and houses a modern 'Worcester' combination boiler.



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## FIRST FLOOR

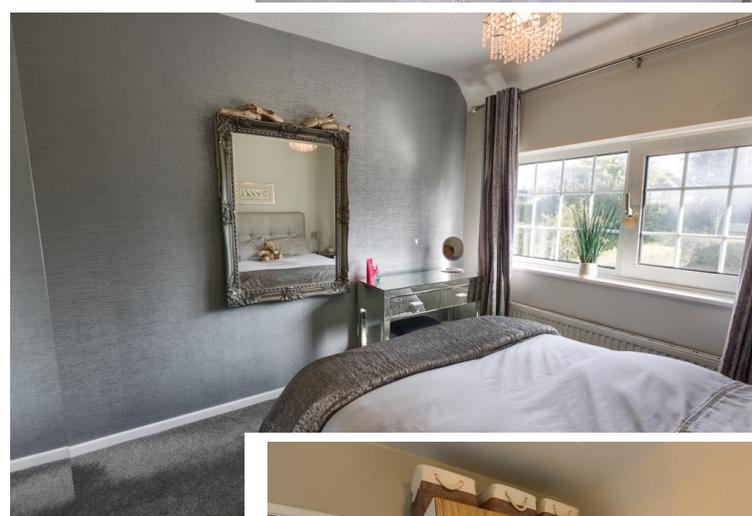
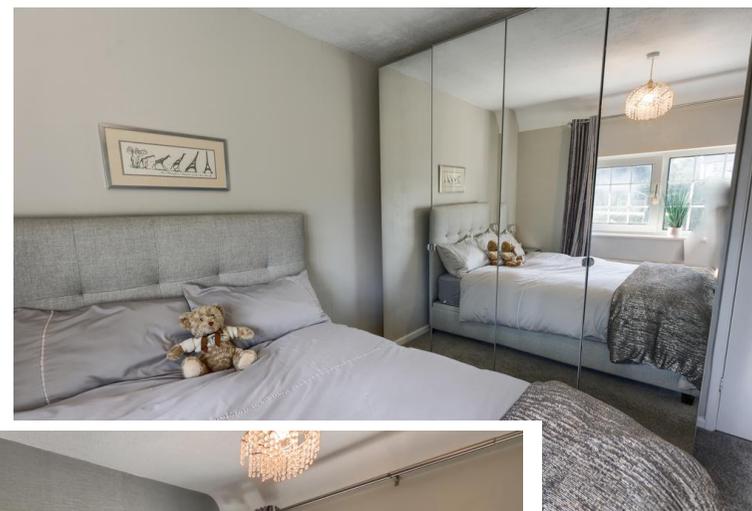
**LANDING** With a PVCu double-glazed window to the front, a radiator, and a convenient storage cupboard located on the half landing. There is widened loft access with a timber drop-down ladder. The flooring is finished with carpet.

**BATHROOM 6' 2" (max) x 10' 2" (max) (1.9m (max) x 3.1m (max))** Finished to a high and contemporary standard, the bathroom features recessed downlights, an extractor fan, and two PVCu double-glazed windows to the side elevation. The walls are fully tiled in high-gloss grey porcelain, enhanced with vertical mosaic detailing, split-edge effect strips, and chrome trim accents. A chrome-effect heated ladder towel rail adds both functionality and style.

The four-piece white suite comprises a low-level WC with a soft-close seat, a vanity unit with integrated basin, and a panelled double-ended bath with central waterfall mixer tap. The double shower enclosure includes chrome surface-mounted controls, a rainfall shower head, and a separate hand shower for added convenience.

The floor is finished with wide-format tiles, complete with underfloor heating. LED lighting is integrated into the tiled bath panel, providing ambient, subdued illumination.

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**BEDROOM ONE 14' 1" x 10' 9" (4.3m x 3.3m)** With a PVCu double-glazed window to the rear, a radiator, telephone point and a carpeted floor finish.

**BEDROOM TWO 9' 10" x 10' 9" (3m x 3.3m)** With a PVCu double-glazed window to the rear, radiator, wall-mounted light and a carpeted floor finish.

**BEDROOM THREE 6' 10" x 10' 9" (2.1m x 3.3m)** With a PVCu double-glazed window to the front, a radiator, and a carpeted floor finish.

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## EXTERNAL

**FRONT GARDEN** With recently prepared driveway in tarmacadam with a pavioured border for 3/4 cars.

**REAR GARDEN** A beautiful, well maintained and tranquil south-facing garden, thoughtfully landscaped with a patio ideal for alfresco dining. The lawn is bordered by vibrant flowers, mature trees, and decorative shrubs. Toward the rear of the garden, a dedicated children's play area features swings and a slide, offering a delightful space for outdoor fun. There is a recent/new garden shed.

## ADDITIONAL INFORMATION

**COUNCIL TAX BAND** Online enquiries confirm the council tax band as being £2,641.10 for 2025/26.

**EPC** The EPC is TBC (anticipated to be a 'D')



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# Westgate, Guiseley, LS29 8HN

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft

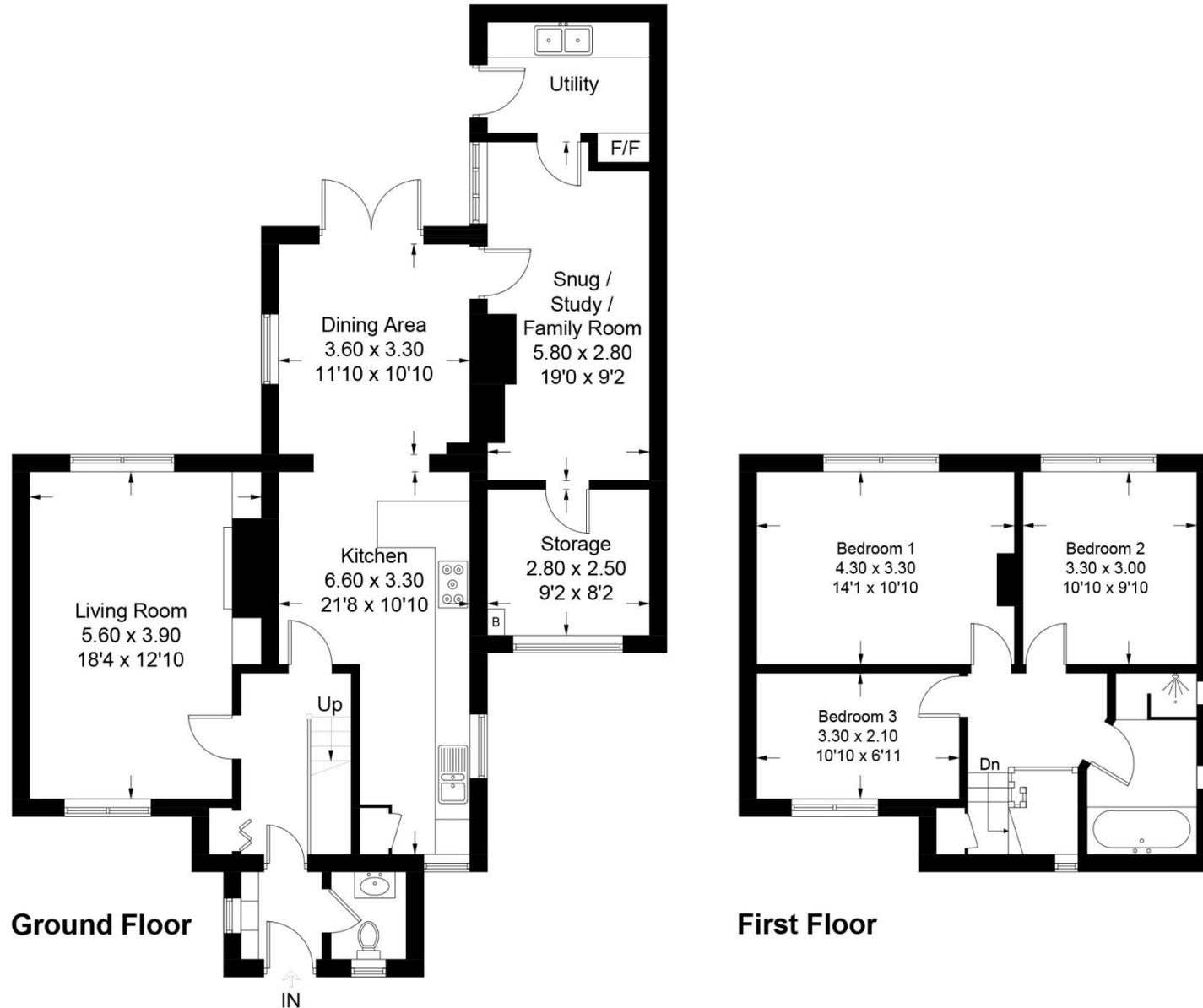


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1229532)

## **Blue Residential**

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## **Opening Hours**

Monday – Friday 9am – 5:30pm

Saturday 9am – 4pm

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