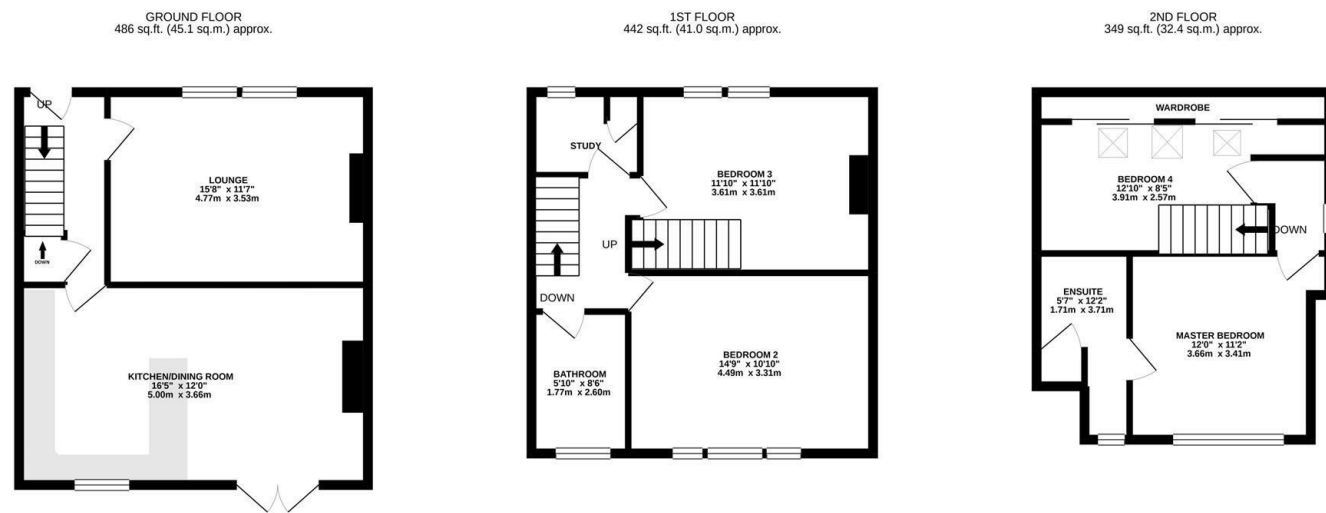


HARDISTY AND CO

HARDISTY AND CO



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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Otley Road
Guiseley

£309,950

4 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

SITUATED WITHIN EASY WALKING DISTANCE OF GUISELEY TRAIN STATION AND EASY ACCESS OF GUISELEY TOWN CENTRE, WE ARE DELIGHTED TO OFFER FOR SALE THIS CHARACTERFUL, SPACIOUS AND BEAUTIFULLY PRESENTED MID STONE VICTORIAN TERRACE. PERFECT LOCATION AND WITHIN PROXIMITY OF FABULOUS SCHOOLS, THIS PROPERTY IS IDEAL FOR THE GROWING FAMILY. Set over three floors and on entering this much loved home you immediately get the feeling of space. Comprising entrance hall, family lounge, inner hallway leading to cellar, family dining kitchen. To the first floor there is a good-sized house bathroom, two double bedrooms and a study. To the 2nd floor there is the master bedroom with ensuite bathroom and a further double bedroom. At the front of the property there is a cottage garden. To the rear of the property there is a paved and pebbled walkway, with decked seating area, raised flower beds and shrubbery. VIEWING IS ESSENTIAL TO FULLY APPRECIATE SIZE OF ACCOMMODATION ON OFFER. NOT TO BE MISSED. CALL NOW.

LOCATION

This property on Otley Road is extremely close to the centre of Guiseley, there are many facilities within a short walking distance, which include an excellent range of shops, supermarkets (Morrisons & Marks & Spencer) and banks etc. Guiseley offers a choice of restaurants, eateries and pubs, which cater for all tastes and age groups and nearby Nuffield Gym. The schools in the area all have good academic reputations and are easily accessible from this property especially Guiseley Secondary School. Guiseley Train Station provides services into Leeds and Bradford centres with the A65 providing main road links to the commercial centres of Leeds, Bradford, and Harrogate. For the more travelled commuter, Leeds & Bradford Airport is a short drive away.

HOW TO FIND THE PROPERTY

From our office on Otley Road proceed for approx 500 yards towards the White Cross roundabout & Menston and the property can be identified by our 'For Sale' board on the right hand side.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

On entering this lovely home you immediately get the feeling of space and character. Comprising stairs to the first floor. Encased radiator. Solid wood flooring. Door to the cellar. Doors to ...

FAMILY LOUNGE



15'8 x 11'7 (into recess)

This beautiful light and airy room comprising feature wooden fire surround with living flame open gas fire.. T.V aerial point. uPVC double-glazed window to the front elevation.

DINING KITCHEN



16'5 x 12'

Modern fitted wall, base and drawer units with granite work surfaces. Integrated electric oven and gas hob with extractor fan above. Integrated microwave. Stainless steel sink and side drainer with mixer tap. Fitted cupboard. Point for fridge freezer. Plumbed for dish-washer. tiled flooring to the kitchen area and solid wood flooring to the dining area. Double radiator. uPVC double glazed window and French doors to the rear elevation.

FIRST FLOOR

LANDING

Stairs to the second floor. Doors to ...

HOUSE BATHROOM



8'6 x 5'10

A larger than average house bathroom comprising panelled bath with thermostatic shower over, pedestal wash-hand basin and low flush W.C. Extractor fan. Inset spotlights. Partially tiled walls and tiled flooring. uPVC double-glazed window to the rear elevation.

BEDROOM TWO

14'9 x 10'10

A fantastic sized double bedroom comprising laminate flooring. Double radiator. uPVC double-glazed window to the front elevation.

BEDROOM THREE

12' x 11'2

Another great double bedroom comprising laminate flooring. Single radiator. uPVC double-glazed window to the rear elevation.

OFFICE

6'7 x 5'7

uPVC double glazed window to the front elevation.

SECOND FLOOR

MASTER BEDROOM



11'10 x 11'10

A superb double bedroom comprising dormer window. Single radiator.

EN-SUITE BATHROOM



12'2 x 5'7

Comprising panelled bath, modern vanity unit with inset wash-hand basin and low flush W.C. fully tiled walls. Radiator. uPVC double glazed window to the rear elevation.

BEDROOM FOUR



12'10 x 8'5 to eaves

Another good size double bedroom with under eaves fitted wardrobes.

OUTSIDE



At the front of the property there is a cottage garden. To the rear of the property there is a paved and pebbled walkway, with decked seating area, raised flower beds and shrubbery.

BROCHURE DETAILS.

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

MORTGAGE SERVICES.

Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

ADDITIONAL SERVICES Disclosure of financial interest

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	