



£170,000

2 Bedroom Flat for sale

9 Shires Court Shires Road, Guiseley, Leeds



**EweMove**  
SALES AND LETTINGS





## Overview

PEACE & QUIET BUT MAXIMUM CONVENIENCE! Hidden away, yet right in centre of Guiseley, this desirable energy efficient 2 double bedroom apartment is a great place to start on the property ladder or perhaps to use as a bolt hole. EweMove are open 24/7 so get in touch now!



## Key Features

- Tucked away peaceful location in the heart of Guiseley
- Second floor well presented apartment
- Pleasant living room outlook over bowling green
- Extremely convenient for shops & amenities
- Kitchen diner
- 2 double bedrooms
- Parking for one car plus visitor parking
- Select development of just 9 apartments
- Excellent energy rating - EPC 80C
- Council tax band B













gem of an apartment close to the supermarket and retail park so it offers a perfect combination of a quiet cul-de-sac location but very convenient for everything Guiseley has to offer. Close to Guiseley train station and only a few minutes walk away.

Situated on the second floor, with a delightful green outlook over the bowling green, the apartment offers everything you are likely to need if you are buying for the first time or perhaps downsizing.

From the landing, you step into the apartment via the entrance hall which leads to the living room, kitchen diner, two double bedrooms and bathroom.

Outside, one allocated parking space is situated close to the apartment entrance. Areas of maintained communal lawn around the building provide outdoor space to enjoy some fresh air in the summer time.



Guiseley is well placed for commuting to Leeds, Bradford and beyond via the very convenient train station. Situated only a very short walk to local amenities, schools, plentiful small shops, and retail parks including Marks and Spencer Food Hall, Boots, Next, TK Maxx, ASDA Home amongst others. There is an assortment of restaurants, pubs, wine bars, Nuffield Leisure Complex, Aireborough Leisure Centre and other recreational facilities. The A65 and A658 truck roads link Guiseley to Leeds, Ilkley, Harrogate and beyond. Leeds & Bradford Airport is around a 10 to 15 minute drive away. Situated only a very short walk to local amenities, schools, plentiful small shops, and retail parks including Marks and Spencer Food Hall, Boots, Next, TK Maxx, ASDA Home amongst others. There is an assortment of restaurants, pubs, wine bars, Nuffield Leisure Complex, Aireborough Leisure Centre and other recreational facilities.

Directions: From the main A65 Leeds Road close to Morrisons, turn onto Park Road B6153 and take the first left turn onto Shires Road. Follow the



road a short distance to the apartments at the end and use the visitor parking bays. on the right hand side.

**MAINS UTILITY CONNECTIONS** - gas, electricity and clean water/waste. Gas central heating.

**MOBILE AND BROADBAND AVAILABILITY:** (Please refer to OFCOM Mobile and Broadband Checker for full details) -- Mobile voice and data services available indoor and outdoors from three major mobile providers (Three voice and data service only available outdoors). Broadband service available up to 72 Mbps from the Open Reach network.

**FLOOD RISK:**

Rivers & Sea - Very Low.

Surface Water - Very Low

**COUNCIL TAX:** Band B

Leeds City Council 2023/2024 £1523.19

Access to all rooms

### **Living Room**

14' 0" x 10' 6" (4.29m x 3.22m)

A naturally bright room with patio doors and Juliet balcony. Great place to relax and enjoy the entertainment!

### **Kitchen**

12' 1" x 7' 11" (3.69m x 2.43m)

A practical kitchen with fitted base and wall units, along with integrated gas hob, electric single oven and overhead extractor. Space for fridge freezer, washing machine and slimline dishwasher. Room for a small table and chairs.

### **Bedroom 1 Double**

12' 7" x 10' 6" (3.84m x 3.22m)

Double bedroom with space for a decent sized wardrobe.

### **Bedroom 2 Double**

11' 7" x 7' 10" (3.54m x 2.40m)

A slightly smaller double bedroom with space for a wardrobe.

### **Bathroom**

7' 0" x 5' 6" (2.15m x 1.70m)

Modern bathroom which includes bath with over bath shower, pedestal basin, WC and roof window for plenty of natural light.

**Hall**

**Inner Hall**

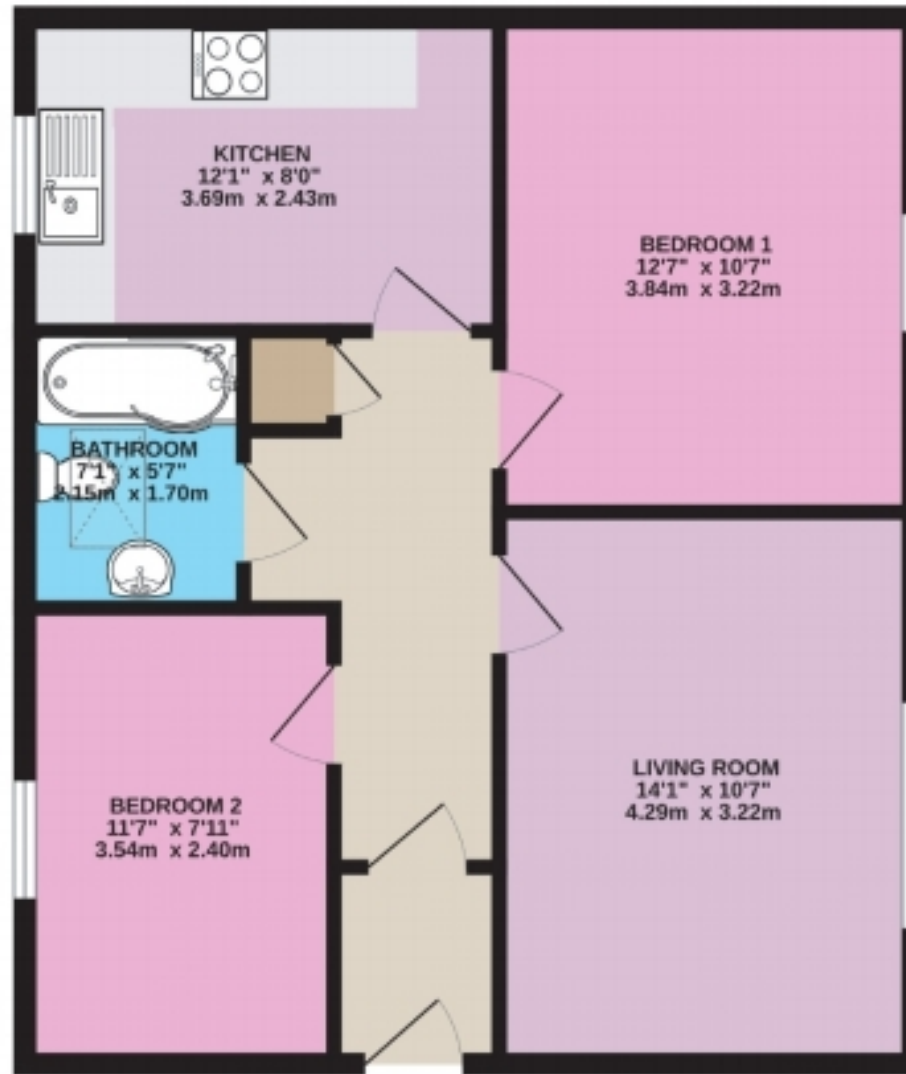


# Floorplans



## Shires Road, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 604 SQ FT 56.1 SQ METRES



SECOND FLOOR

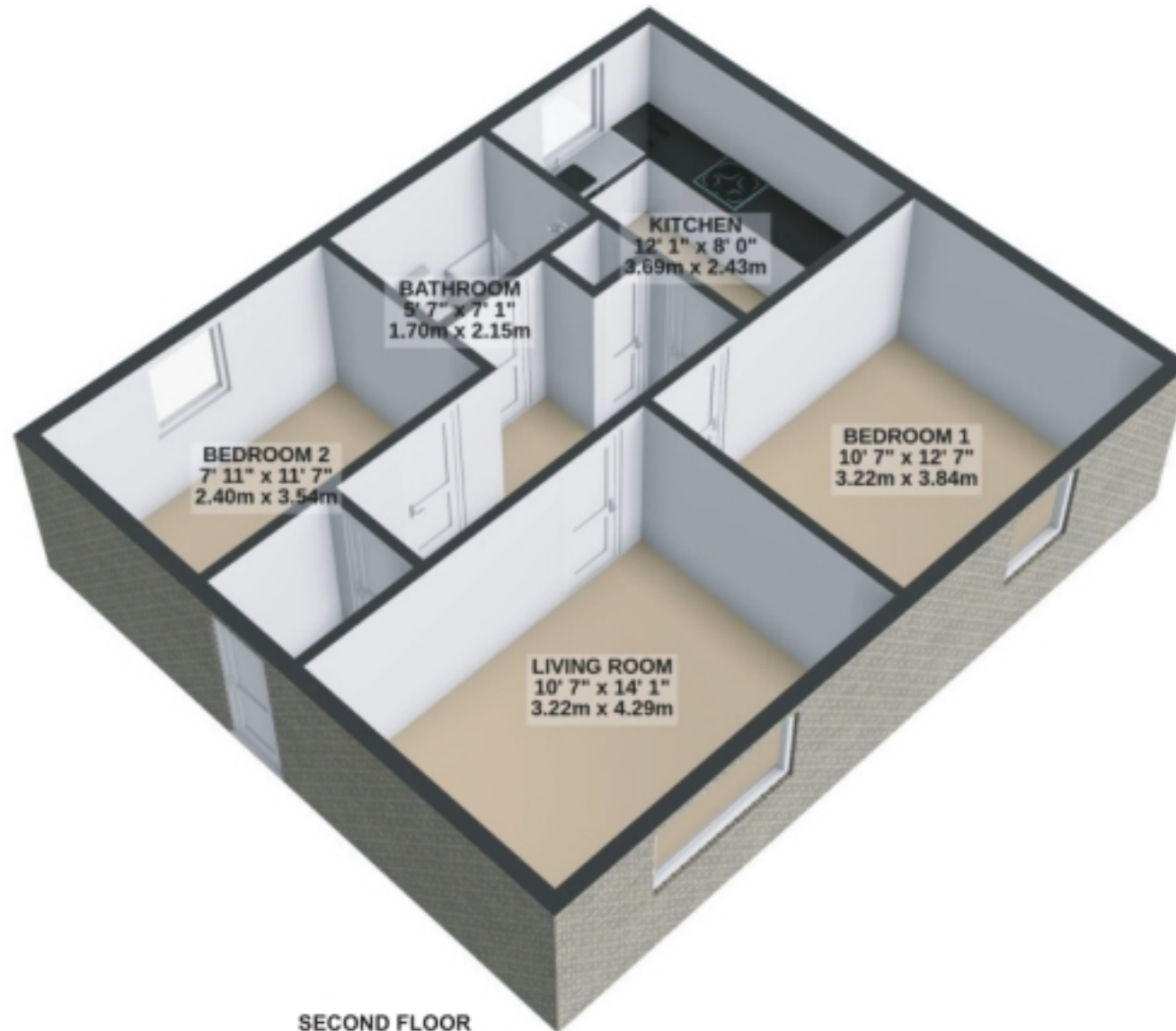


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	80	80
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Marketed by EweMove Otley & Guiseley

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