



£175,000

2 Bedroom Flat for sale

9 Shires Court Shires Road, Guiseley, Leeds



EweMove
SALES AND LETTINGS



Overview

PEACE & QUIET WITH MAXIMUM CONVENIENCE! Hidden away in the CENTRE OF GUISELEY, this desirable energy-efficient 2 double bedroom second floor apartment is a great place to start on the property ladder or perhaps to use as a bolt hole. Just a short walk from multiple shops and Guiseley Train Station. 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 (NO LIFT)
- 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







PEACE & QUIET WITH MAXIMUM CONVENIENCE! Hidden away in the **CENTRE OF GUISELEY**, this desirable energy-efficient 2 double bedroom second floor apartment is a great place to start on the property ladder or perhaps to use as a bolt hole. Just a short walk from multiple shops and Guiseley Train Station. EweMove are open 24/7 so get in touch now!

A 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 (NO LIFT)**, 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. A small area of maintained communal lawn on the bowling green side of the building provides some outdoor space to enjoy some fresh air.

Guiseley is well-positioned 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 are various 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 15-minute drive away. If you love the outdoors, stunning natural beauty is on your doorstep.

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.



Buyer key information:

MAINS UTILITY CONNECTIONS - gas, electricity and mains drainage. Gas central heating.

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

FLOOD RISK: Rivers & Sea - Very Low. Surface Water - Very Low

COUNCIL TAX: Band B. Leeds City Council 2024/2025 £1598.80

GROUND RENT is to be next reviewed on 1 July 2026

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.

Parking

One allocated parking space in the residents-only car park with three visitor spaces.

Hall

Inner Hall

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.

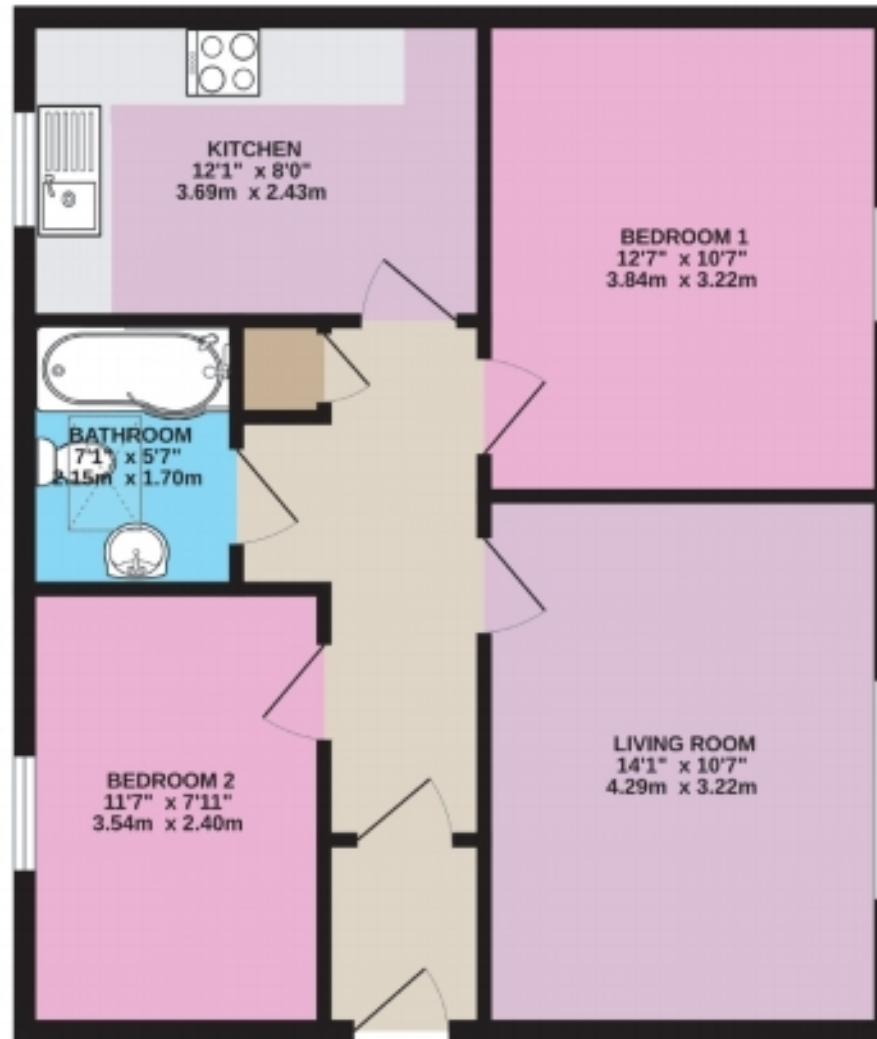
Bedroom 1 Double

Floorplans



Shires Road, Guiseley, Leeds, LS20

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



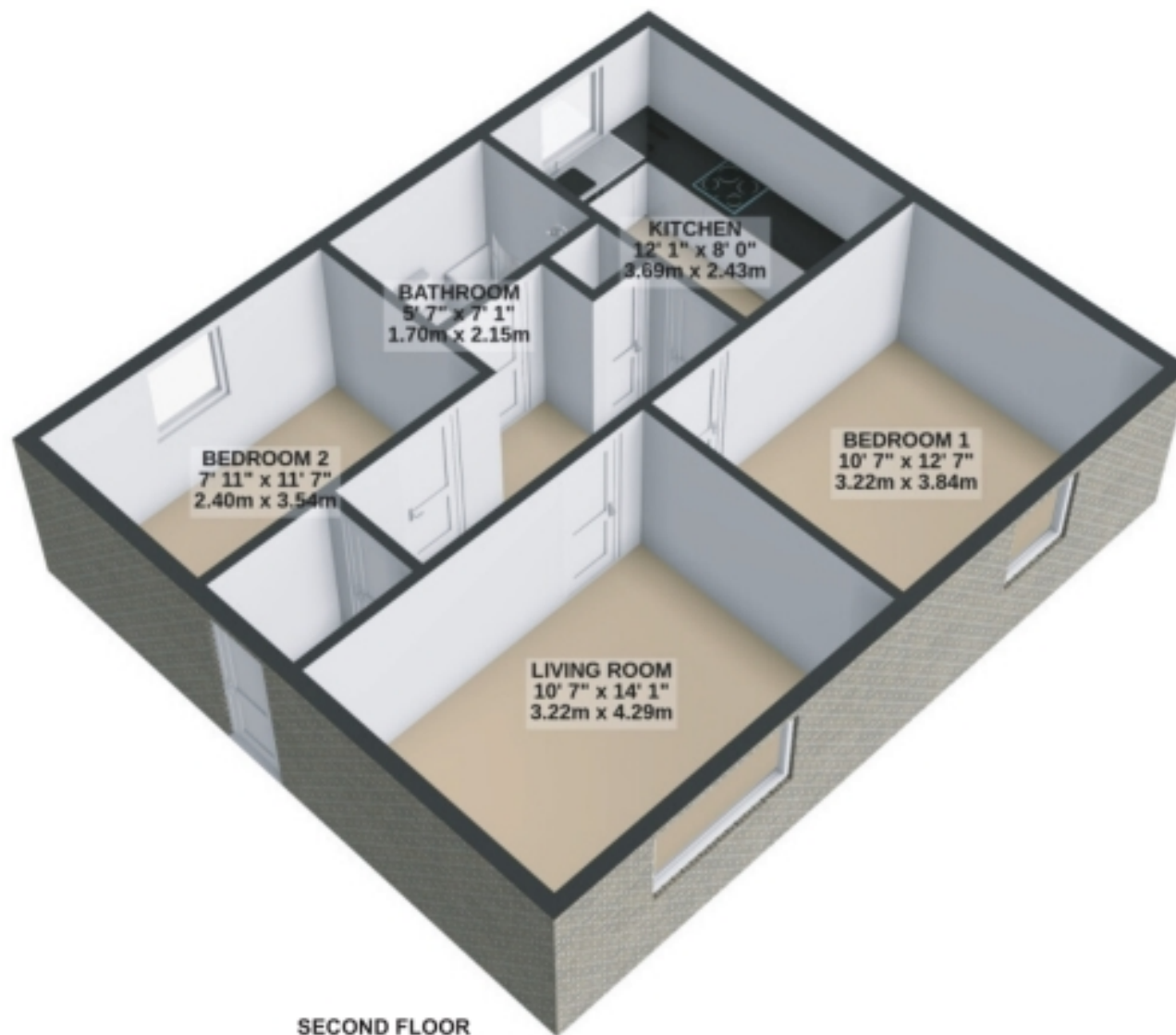
SECOND FLOOR

Floorplans

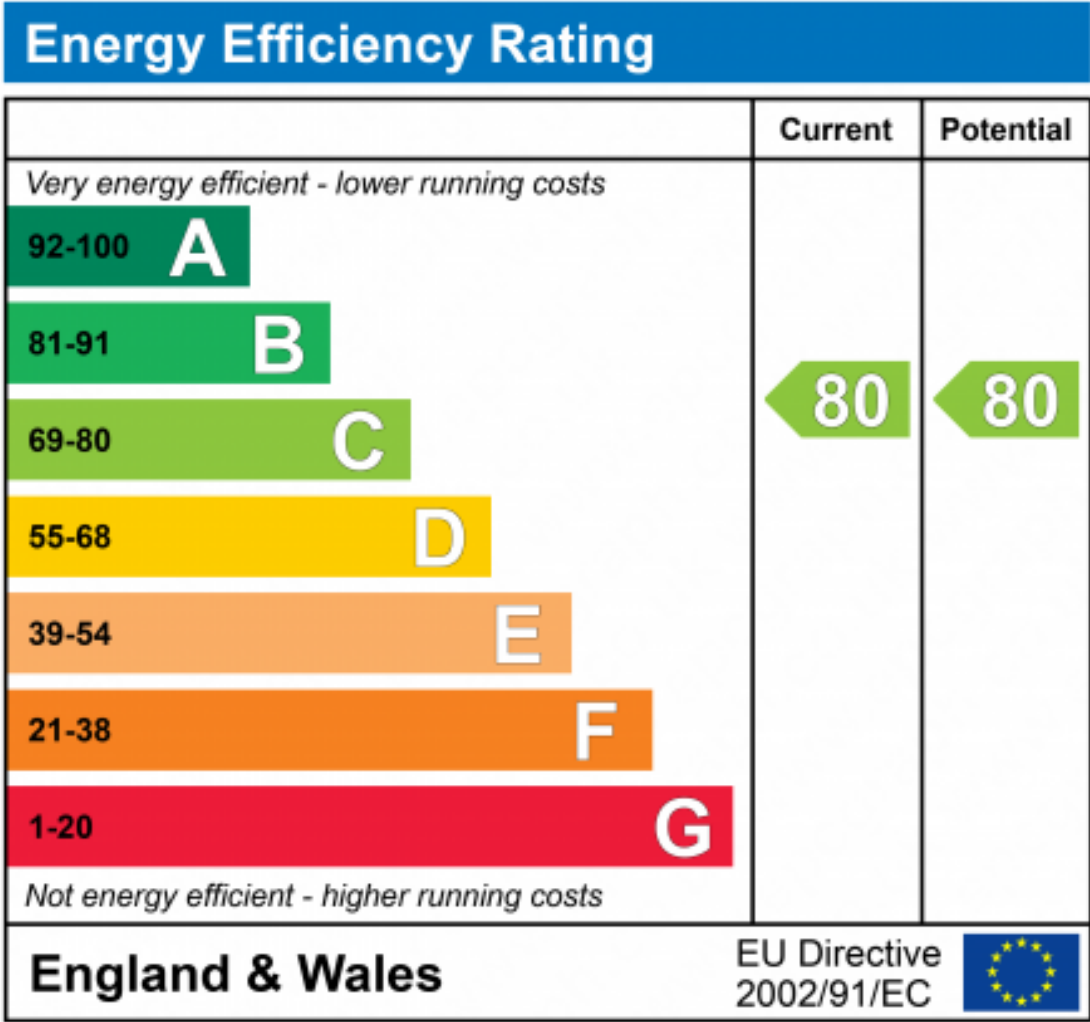


Shires Road, Guiseley, Leeds, LS20

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



SECOND FLOOR



Marketed by EweMove Otley & Guiseley

01943 660 311 (24/7)
otleyguiseley@ewemove.com

