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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	95	95
(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	
<small>WWW.EPC4U.COM</small>		

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Conformation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Ings Grove, Guiseley LS20 9FR Three Bedroom Semi Detached **Fixed £385,000**

Stunning New Build in Quiet Cul De Sac : Ready Now : Modern Kitchen Diner with Spacious Lounge : Good Size Bedrooms : Downstairs WC House Bathroom and En-Suite : Ideal for First Time Buyers and Families : Off Street Parking : Larger Than Average Sunny Positioned Rear Garden : Tax Band D



PROPERTY DETAILS

Enfields are delighted to present this new build stunning 3-bedroom semi-detached property, situated in the quiet cul de-sac of Ings Gove, offering a modern design and an array of desirable features. This property is ready and waiting to be your new home.

As you step inside, you will be greeted by a spacious and bright living area, perfect for entertaining guests or enjoying quality time with your loved ones. The contemporary design and high-quality finishes create a warm and inviting atmosphere throughout the entire property.

The kitchen is ideal for a family, boasting modern appliances and ample storage space, making meal preparation an absolute pleasure. Whether you are a culinary enthusiast or simply enjoy a quick breakfast before starting your day, this kitchen will exceed your expectations. The added benefit of a guest WC really adds to the properties practicality and entertaining capacity.

Upstairs, you will find three bedrooms, providing plenty of space for the entire family. The master bedroom offers a peaceful retreat, complete with an en-suite bathroom, ensuring privacy and convenience. The remaining bedrooms are perfect for children, guests, or even a home office, allowing you to adapt the space to suit your needs.

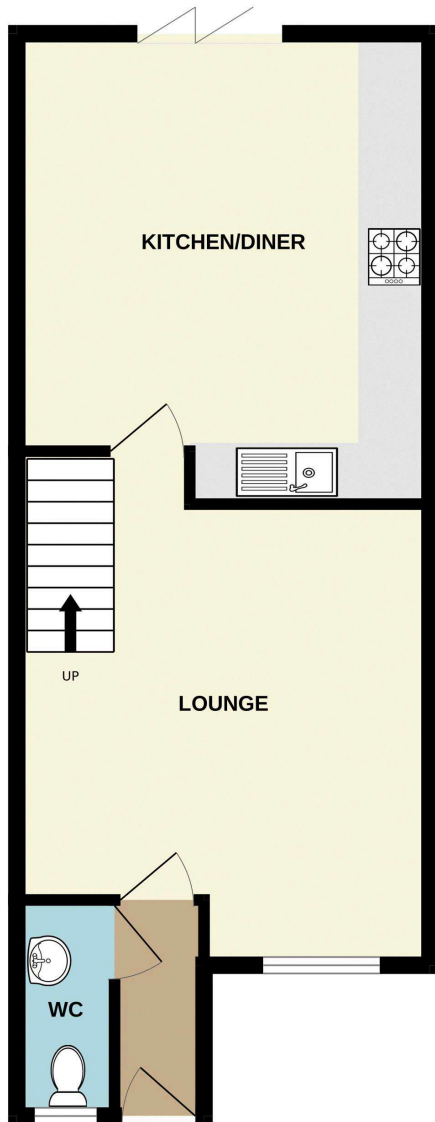
One of the standout features of this property is the much larger than average, wrap around rear garden, providing the perfect setting for outdoor activities, barbecues and for the sun lovers out there this south facing will not disappoint.

This property offers ample space for multiple vehicles, ensuring convenience for you and your guests. Additionally, the location of this home is second to none, a short walk to the train station for the daily commute, schools, gyms and other desired amenities are a stone's throw away. You will have everything you need right at your doorstep, making daily life a breeze.

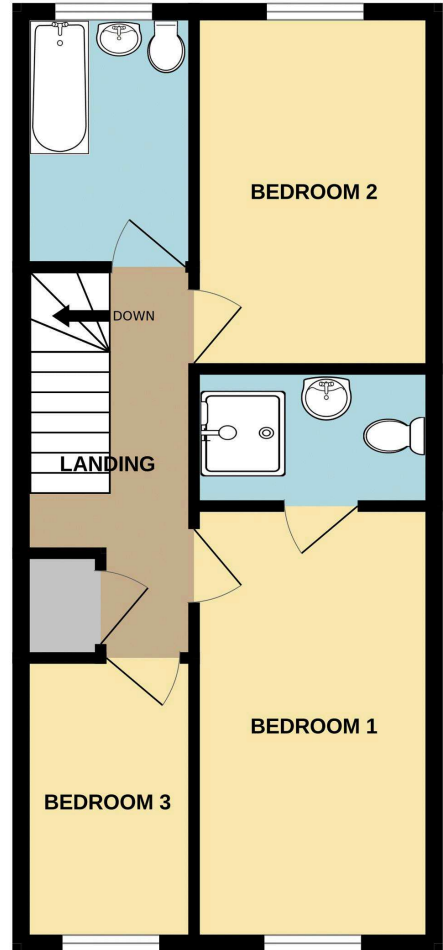
Don't miss out on this incredible opportunity to own a brand new, modern home in Guiseley. Contact us today to arrange a viewing and experience the true essence of comfortable and convenient living. Enfields Wharfedale 01943 618 661. The images in this advert have CGI furniture to illustrate how they can look. EPC rating A and council TAX D.

FLOOR PLANS

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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