



# 7 TRANFIELD AVENUE, GUISELEY LS20 8NL

## Asking price £330,000

### FEATURES

- Well Proportioned Semi Detached Bungalow
- 2 Double Bedrooms, With Fitted Wardrobes & Cupboards To Bedroom 1
- Sitting Room And A Kitchen Diner
- White 3 Piece House Bathroom
- Large Attic With Potential Subject To Gaining The Required Approvals
- Attractive Gardens Front And Fully Enclosed Rear
- Driveway Parking And A Garage
- Convenient Location Within Walking Distance Of Shops & The Train Station
- Freehold / EPC Rating D / Council Tax Band D
- Offered With The Advantage Of Having NO ONWARD CHAIN.



SHANKLAND  
 BARRACLOUGH  
ESTATE AGENTS



# 2 Bedroom Semi Detached Bungalow Well Placed In Guiseley

With the advantage of having NO ONWARD CHAIN, we are delighted to offer for sale this two double bed roomed semi detached bungalow, situated within a highly sought after neighbourhood, conveniently located within easy walking distance of local shops and the train station. The property with sealed unit double glazing and gas fired central heating commences with an entrance vestibule to a hallway, a well proportioned sitting room and a kitchen diner. There are two bedrooms, both good doubles with the principle bedroom also benefitting from having built in wardrobes and cupboards. Finally, internally, the house has a three piece house bathroom in white. Externally there are neat gardens to the front and fully enclosed rear, together with good parking to the driveway and a detached single garage. Contact Shankland Barraclough Estate Agents to arrange your viewing appointment.

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car, local bus and train services, with Guiseley railway station approximately a ten minute walk away.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Vestibule

Via an outer door to the front elevation, tiled flooring and a further door to the hallway.

## Hallway

A central hallway giving access to all rooms, a central heating radiator and an access hatch with a pull down ladder to a very good sized loft with a light fitted.

## Sitting Room 15' x 12' (4.57m x 3.66m )

A lovely sized reception room having a living flame gas fire, two central heating radiators and a window to the front elevation.

## Kitchen 12' x 10'11" (3.66m x 3.33m)

Offering a good number of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen also includes a built in oven and grill, a four ring gas hob with an extractor hood over and provides spaces and plumbing for a washer. Central heating radiator, a wall mounted boiler, window and a door to the rear garden.

## Bedroom 1. 12' x 11'11" (3.66m x 3.63m)

With built in wardrobes and cupboards included, a central heating radiator and a window to the front elevation.

## Bedroom 2. 11'11" x 11' (3.63m x 3.35m)

Central heating radiator and a window looking over the rear garden.

## Bathroom WC

Fitted with a three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complementing the bathroom are fully tiled walls and flooring. Window to the rear.

## Outside

To the front is a neat lawned garden with very well stocked borders offering a lovely array of shrubs and bushes. A driveway provides private off street parking and leads past the side and on to a detached garage which is supplied with light and power. Moving around to the rear, the garden is privately enclosed, predominately paved for easier maintenance with a selection of shrubs and bushes.

## Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Driveway & Garage



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### **Internet and Mobile Coverage**

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

### **Council Tax Leeds**

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### **Viewing Arrangements**

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### **Opening Hours**

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



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**Offer Acceptance & AML Regulations**  
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

**Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.





This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**T: Call us on 01943 889010**  
**E: [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)**  
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