



66 OXFORD AVENUE, GUISELEY LS20 9BX

Asking price £485,000

FEATURES

- Handsome Extended 4 Bedroomed Semi Detached House
- Spacious Kitchen Diner / Separate Sitting Room & Conservatory / Playroom
- 4 Bedrooms, Principle With An Ensuite & A House Bathroom
- Private Gardens, Fully Enclosed To The Rear & Gravelled Driveway Parking
- Excellent Family Home Not Only In Accommodation But Convenient Locality
- Within Walking Distance Of The Town Centre, The Train Station & Local Schools
- EPC Rating D / Tenure Freehold / Council Tax Band D



Highly Attractive Extended 4 Bedroom Semi Detached House

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 including glorious parks, Nuffield Health fitness and gym and the local authority leisure centre. 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 or local bus and train services, with Guiseley railway station being centrally located.

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

Entrance Hallway

A warm and welcoming hallway having attractive wooden flooring, a composite door to the front elevation with long windows either side, a central heating radiator and the staircase to the first floor.

Kitchen Diner 23'8" max x 17'8" max 11'9" min (7.21m max x 5.38m max 3.58m min)

The perfect area for all the family and for entertaining, the kitchen diner offers a comprehensive range of fitted wall and base units having contemporary worksurfaces over and a sink unit inset. The kitchen also includes an integrated dishwasher and washing machine, an electric double oven and hob with an extractor hood over. The kitchen has also been designed to accommodate an American style fridge freezer, has windows looking out over the rear garden, whilst the dining area has a lovely bay to the front elevation. Two central heating radiators, a focal gas fired stove to the chimney breast by the dining area with built in shelving to either side.

Sitting Room 17'2" x 16' (5.23m x 4.88m)

A fabulous proportioned reception room enjoying an engineered oak floor, focal fireplace with a gas fire inset, useful built in storage cupboards, two central heating radiators and windows to the front and rear elevations. French doors lead to the adjoining conservatory.

Conservatory / Playroom 13' x 8'5" (3.96m x 2.57m)

A lovely garden room with windows and French doors to the rear garden together with two central heating radiators.

First Floor Landing

Access hatch to the loft which is fully boarded, has light and power points.

Bedroom 1. 16'1" x 10'10" (4.90m x 3.30m)

This spacious principle bedroom enjoys the feature of a full height pitched ceiling, windows to the front and picture window to the rear with a lovely aspect. Central heating radiator.

En-Suite

Fitted with a three piece suite in white including a corner shower cubicle, a low level wc and a wash hand bowl. Complemented by fully tiled walls.

Bedroom 2. 11'7" x 11'5" (3.53m x 3.48m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 11'7" x 10'4" (3.53m x 3.15m)

Benefitting from built in wardrobes to one wall, a central heating radiator and a window to the rear elevation.

Bedroom 4. 8'6" x 5'7" (2.59m x 1.70m)

Central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a four piece suite that includes a corner shower cubicle, a luxurious spa bath, a wash hand basin and a low level wc. Complemented by tiled flooring and splash backs, built in storage cupboard, a window to the rear and a central heated towel rail.

Outside

To the front is a mature garden with a lovely magnolia tree and hedging providing screening and privacy to the house. A gravelled driveway to the side provides private off street parking. Moving around to the rear is a private fully enclosed garden, perfect for all the family, having a large decked patio, a neat lawn, raised



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beds with a selection of shrubs and a timber garden storage shed. The garden enjoys a westerly aspect, perfect for the summer days and early evening sunshine.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. 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 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 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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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

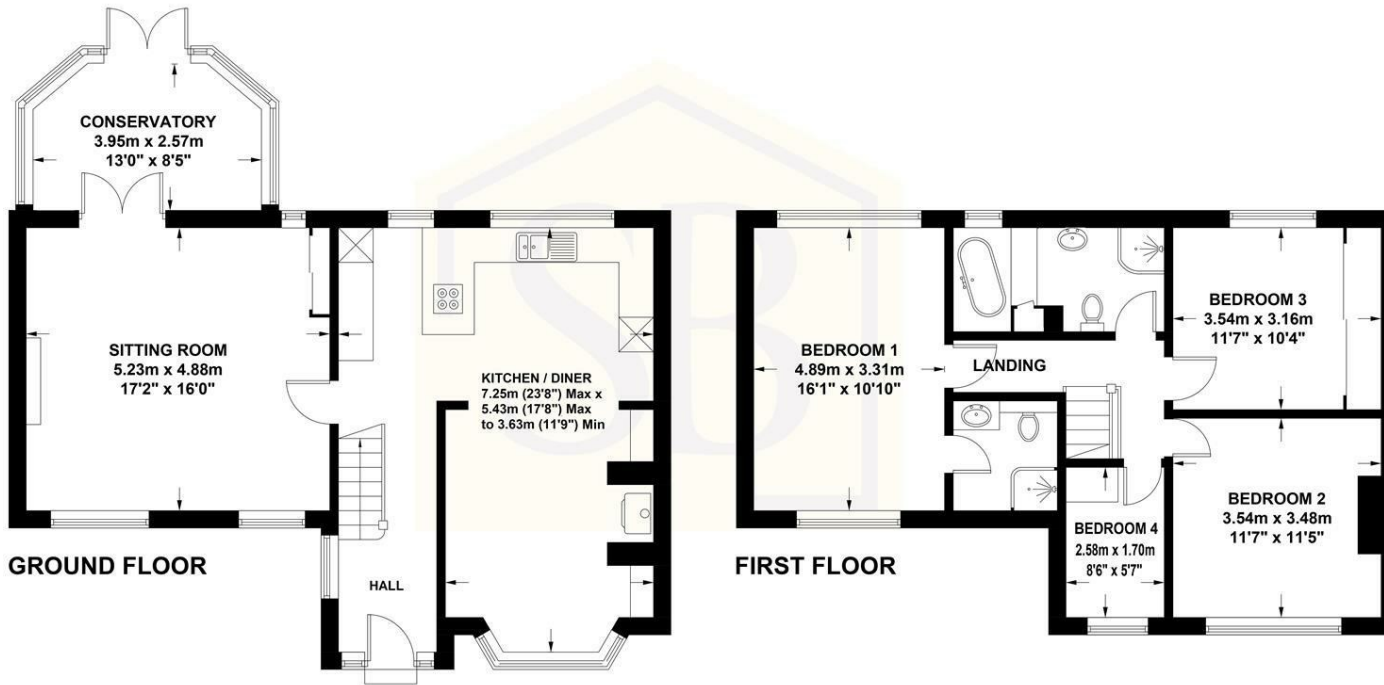
Please Note

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.



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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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | 68 | |
| (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 | |

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
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