



6 GREENCROFT MEWS, GUISELEY LS20 9BS

Asking price £450,000

FEATURES

- Beautiful Stone Built Barn Conversion Conveniently Located Close To The Centre
- Modern Appointed Dining Kitchen With Built In Appliances
- Ample Parking & A Single Garage / Neat Gardens Front & Rear
- Located Within The Beautiful Guiseley Conservation Area
- Three Double Bedrooms, All With Smart Modern En-Suites
- Spacious 20ft Sitting Room
- Offered With The Advantage of Having NO ONWARD CHAIN
- EPC Rating D / Tenure Freehold / Council Tax Band E



SHANKLAND
 BARRACLOUGH
 ESTATE AGENTS

Beautiful 3 Double Bedroomed Barn Conversion With Gardens & Garage

Beautifully presented stone built barn conversion, set within a small select grouping of individual homes which are quietly located, yet conveniently set just a short stroll from the excellent array of shops, restaurants, bars and the train station. Offered with the advantage of having NO ONWARD CHAIN, the property incorporates three excellent proportioned double bedrooms, all enjoying their own personal en-suites which have all been newly installed in the past couple of years. There is great living space to the ground floor with a fabulous proportioned sitting room and a large modern appointed dining kitchen, the perfect retreat for all the family and for those house parties you may throw. Externally there are gardens to the front and fully enclosed rear, together with good parking and a garage. This unique home really must be viewed to fully appreciate the excellent accommodation size on offer here, together with the convenient locality that is sure to impress. To arrange your appointment to view this fine home, please contact Shankland Barraclough Estate Agents.

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 being centrally located.

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

Sitting Room 20'4" x 12' (6.20m x 3.66m)

A lovely sized reception room having a glazed door with full length windows either side allowing good natural light, laminated wooden flooring, a modern wall mounted electric fire and two central heating radiators.

Dining Kitchen 20'4" x 11'1" (6.20m x 3.38m)

Smartly appointed with a modern range of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and gas hob with an extractor hood over, together with a built in microwave, a washing machine, dishwasher and a wine fridge. Space and housing for an American fridge-freezer. Continuation of the laminated wooden flooring, a central heating radiator, windows and door to the rear garden. Staircase to the first floor.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12' x 11'7" (3.66m x 3.53m)

Arched window to the front with a fitted blind over, a dressing room and built in wardrobe. Central heating radiator.

Bedroom 1. En-Suite

Smartly appointed with a modern three piece suite that incorporates a walk in shower, a wash hand basin and low level wc to a vanity unit. Complemented by modern tiled walls, a chrome central heated towel rail and a window to the front elevation.

Bedroom 2. 11'5" x 11'2" (3.48m x 3.40m)

Arched windows to the rear elevation with a fitted blind over, two built in double wardrobes, a linen cupboard that houses the central heating boiler and a central heating radiator.

Bedroom 2. En-Suite

Smartly appointed with a modern three piece suite that incorporates a walk in shower, a wash hand basin to a vanity unit and a low level wc. Complemented by modern tiled walls, a chrome central heated towel rail and a window to the rear elevation.

Second Floor Landing

Velux styled window allowing good natural light to the landing and the staircase.

Bedroom 3. 15'5" x 15'3" (4.70m x 4.65m)

Having a pitched ceiling with a large Velux styled window inset, a central heating radiator and eaves storage cupboards to either side of the room.

Bathroom

Fitted with a three piece suite comprising a bath, a wash hand basin and a low level wc. Complemented by tiled walls and a Velux styled window to the pitched ceiling.

Outside

The property enjoys pleasant gardens to both the front and fully enclosed rear. The property also benefits from having good parking for several cars and a single garage.



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Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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 three of the four main carriers being EE, O2 and Vodafone. For further information please refer to: <https://checker.ofcom.org.uk>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road & Single Garage

Located Within The Beautiful Guiseley Conservation Area

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

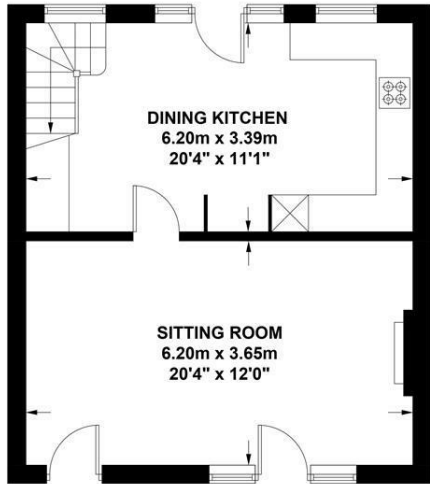
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



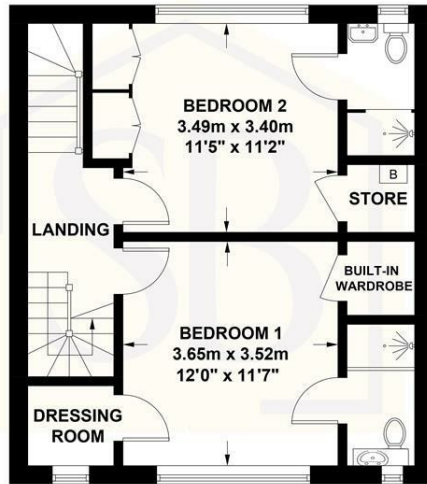
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.

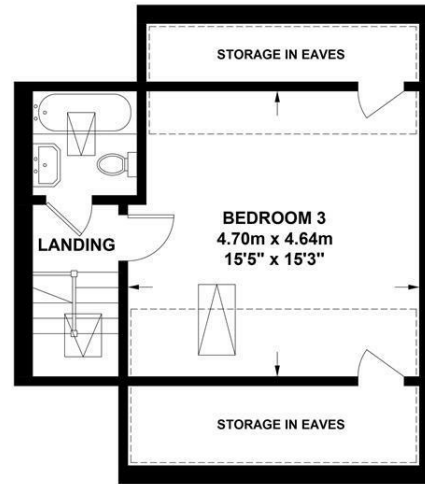
 = REDUCED HEAD HEIGHT BELOW 1.5M




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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@shanklandbarracloough.co.uk
 W: www.shanklandbarracloough.co.uk

