



46 FIELDHEAD ROAD, GUISELEY LS20 8DU

Asking price £225,000

FEATURES

- Three Bedroomed Town House Located Within A Popular & Convenient Location
- Good Sized Sitting Room With A Bay Window
- Three Piece House Bathroom
- EPC Rating D / Tenure Freehold / Council Tax C
- In Need Of Modernisation But Offering Great Potential
- Fitted Range Of Kitchen Units And A Pantry
- Easy Walking Distance To Guiseley Centre, The Train Station & Guiseley Fieldhead School
- OFFERED WITH NO ONWARD CHAIN



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3 Bedroom Terrace Offering Great Potential

This is a great opportunity to purchase a sensibly priced home priced to recognise the updating works required, that would allow you to modernise and adapt to your own tastes as your budget allows. Offered with the advantage of having NO ONWARD CHAIN, this three bedroom inner terraced house stands within excellent proportioned gardens to both the front (which many of the houses have made in to parking subject to gaining the required approvals) and the much longer rear garden. The house itself is complemented by gas central heating and sealed unit double glazing. The accommodation is arranged over two floors incorporating an entrance hall, lovely proportioned sitting room with a bay window, a fitted range of kitchen units and a valuable pantry. To the first floor is a landing, three bedrooms and the house bathroom. Very well placed within easy walking distance of the towns shops and amenities, together with the train station and local schools, this house is not to be missed. To arrange your viewing 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 or local bus and train services, Guiseley railway station being centrally located.

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

Entrance Hall

Via a uPVC outer door to the front elevation, staircase to the first floor and a door to the sitting room.

Sitting Room 15'8" x 13'10" (4.78m x 4.22m)

Lovely bay window to the front elevation, a central heating radiator and a gas fire to the chimney breast.

Kitchen 13'10" x 8' (4.22m x 2.44m)

Fitted with a good number of wall and base units having worksurfaces over and a sink unit inset. Built in Stoves double oven, four ring gas hob with an extractor hood over and an integrated fridge. Further storage to the pantry and to a separate under stairs cupboard. Window and uPVC door to the rear garden.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'5" x 10'11" (3.78m x 3.33m)

Fitted with a good range of wardrobes providing excellent hanging and storage space. Central heating radiator and a window to the front elevation.

Bedroom 2. 11'2" x 7'10" (3.40m x 2.39m)

Central heating radiator, window looking out over the long rear garden and a cupboard housing the hot water cylinder.

Bedroom 3. 8'5" x 5'9" (2.57m x 1.75m)

Built in cupboard over the bulkhead, a central heating radiator and a window to the front elevation.

House Bathroom

Three piece suite in white that includes a short bath with a shower over, a wash hand basin and a low level wc. Tiled splash backs, a central heating radiator and a window to the rear.

Gardens

A feature of these properties are the excellent proportioned gardens. Many of the neighbouring houses have created private off road parking to the front, which is an option here subject to gaining the required planning approvals. Moving around to the rear is a fantastic long garden, a real blank canvas but could be made in to a fabulous garden.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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Council Tax Leeds

Leeds City Council Tax Band C. 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 O2, EE & Vodafone. For further information please refer to: <https://checker.ofcom.org.uk>

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

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.



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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.

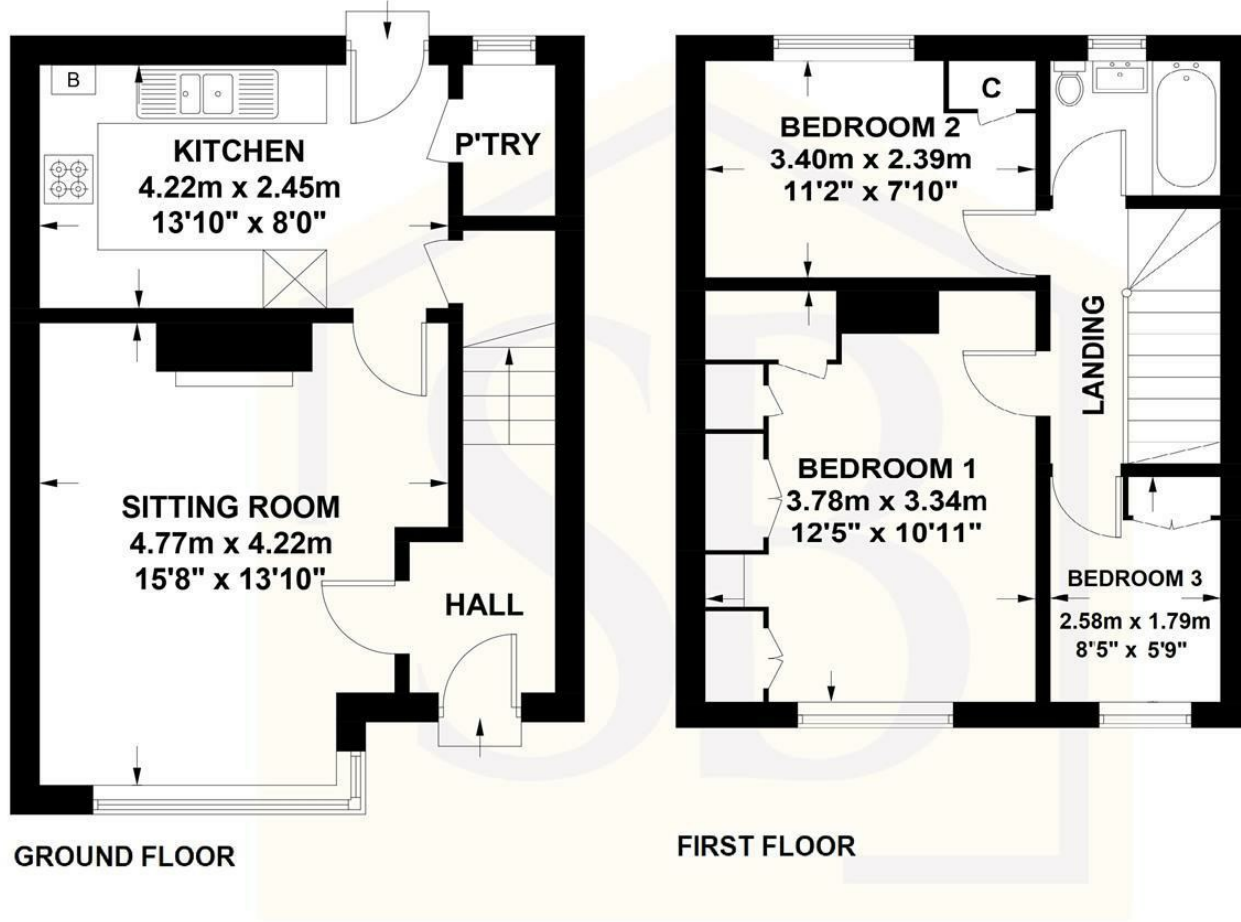
Please Note

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. The sale of this property is subject to the Grant of Probate being issued.



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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 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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
E: info@shanklandbarracclough.co.uk
W: www.shanklandbarracclough.co.uk

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