



8 GREENSHAW COURT GUISELEY LS20 9FB

Asking price £435,000

FEATURES

- Beautifully Presented Semi-Detached Home In A Highly Desirable Area
- Newly Installed Modern Dining Kitchen With French Doors Out To The Rear Garden
- Welcoming Entrance Hall With Cloakroom & Good Sized Sitting Room
- Principal Bedroom With Fitted Wardrobes & An En-Suite Shower Room
- Three Further Generous Bedrooms Serviced By The House Bathroom
- Parking For Two Vehicles & Enclosed Rear Garden With Seating Areas
- Close To Local Amenities, Transport Links & Parkinson Park
- Freehold / EPC Rating B / Council Tax Band C
- Ideal Opportunity For A Variety Of Buyers
- Viewing Highly Recommended Of This Turn Key Property



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Beautifully Presented 4 Bedroom Semi-Detached With A New Kitchen

Welcome to this beautifully presented four-bedroom semi-detached house located in this highly desirable area of Guiseley. Built in 2013, this modern property offers a perfect blend of contemporary living and comfort, making it an ideal family home.

As you enter, you are greeted by a welcoming reception hall and a generous sitting room that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the newly installed smart dining kitchen, which is both stylish and functional, perfect for entertaining guests or enjoying family meals. The kitchen is designed to meet the needs of modern living, ensuring that cooking and dining are a pleasure.

The property boasts four generously sized bedrooms, providing ample space for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, you will find an enclosed rear garden, offering a private space for relaxation and outdoor activities. The property also benefits from parking for two vehicles, situated in a quiet cul-de-sac, ensuring peace and tranquillity.

Conveniently located, this home is close to a variety of amenities and transport links, making commuting and daily errands effortless. Additionally, it is just a short stroll from the picturesque walks in Parkinson Park, perfect for those who enjoy the outdoors.

This property is a wonderful opportunity for anyone seeking a modern family home in a vibrant community. Do not miss the chance to make this delightful house your new home by calling Shankland Barraclough Estate Agents in Otley.

Guiseley

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...

The beautifully presented accommodation with ATTRACTIVE OAK DOORS, GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming entrance hall with attractive wood effect Herringbone flooring and cloakroom off. Radiator, composite entrance door and stairs up to the first floor.

Cloakroom

With a low suite w.c, wash hand basin, radiator, Herringbone flooring and window to the front elevation.

Sitting Room 16'0" x 10'9" (4.88m x 3.28m)

A generous principal reception room with radiator and window to the front elevation.

Dining Kitchen 17'7" x 10'2" (5.36m x 3.10m)

A smart and stylish dining kitchen that has been recently installed by the current owners with a range of base and wall units incorporating cupboards, drawers and Quartz work surfaces with upstands. Inset stainless steel sink unit with mixer tap, integrated Bosch appliances including a fridge/freezer, dishwasher, electric oven, microwave and four ring ceramic hob with stainless steel hood over. Plumbing for an automatic washing machine, recessed spotlights, Herringbone flooring, radiator, window to the rear elevation and French doors out to the rear garden.

First Floor

Landing

With window to the side elevation and stairs up to the second floor.

Bedroom 1. 11'11" x 10'2" (3.63m x 3.10m)

A good sized double bedroom with bespoke fitted wardrobes, radiator and window to the front elevation.

En-Suite

With a tiled shower stall, low suite w.c and wall hung wash hand basin. Heated towel rail, recessed spotlights and vinyl flooring.

Bedroom 2. 10'2" x 9'7" (3.10m x 2.92m)

With radiator and window to the rear elevation.

Bedroom 3. 10'5" x 7'6" (3.18m x 2.29m)

With radiator and window to the rear elevation.

Bathroom

Having a white three piece suite comprising a panelled bath with thermostatic shower over, low suite w.c and wall hung wash hand basin. Heated towel rail, part tiled walls, shaver point, recessed spotlights, vinyl flooring and window to the front elevation.

Second Floor

Bedroom 4. 13'8" x 10'11" (4.17m x 3.33m)

Another double bedroom which would make an ideal room for a teenager or guest as well as having the potential to be used as a home office or playroom/snug. Recessed spotlights, three velux windows, radiator and storage cupboard with further under eaves storage.



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Outside

Situated at the end of the cul-de-sac the property benefits from having parking for two vehicles, with access around the side of the property to the rear garden. The rear garden is enclosed and predominately laid to lawn with flower border, garden shed and enjoying a flagged patio and decked seating area ideal for alfresco dining and outdoor entertaining.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Parking Spaces For Two Vehicles.

There is a Greenbelt maintenance charge for the communal green areas on the estate (around £180 per year).

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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 C. 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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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.

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.

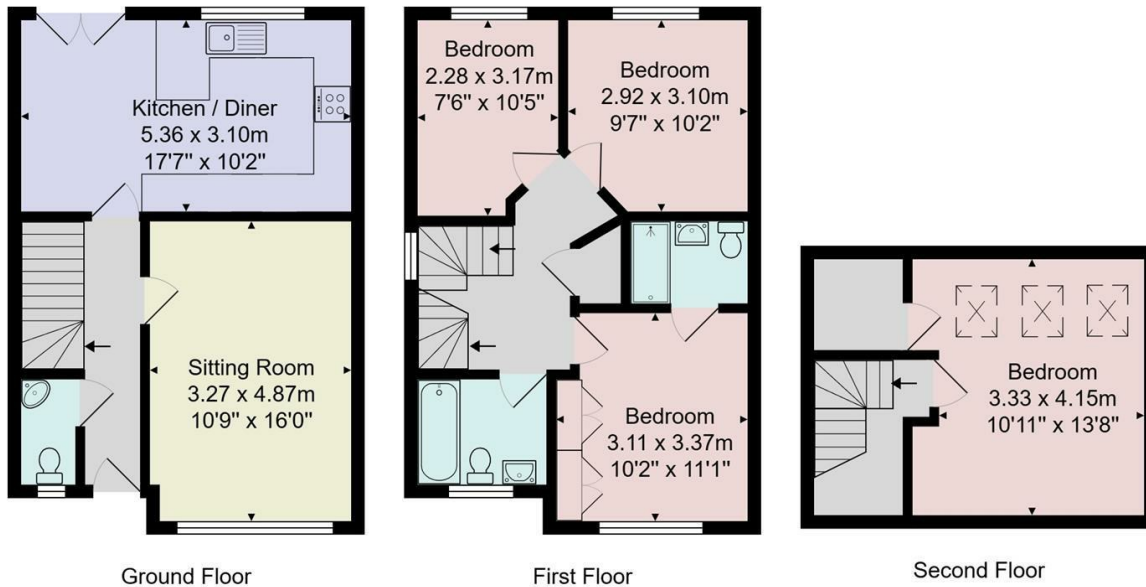
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 106.8 m² ... 1149 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	87
(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.



Call us on 01943 889010
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