



VALESTER WILLS GILL GUISELEY LS20 9NG

Asking price £425,000

FEATURES

- Individual Semi Detached House With A Southerly Facing Rear Garden
- Large Bank Of Solar Panels Helping To Give The House An Outstanding A Energy Rating
- Sitting Room With A Wood Burning Stove
- Gated Driveway To A Double Sized Garage
- Beautiful Views Over Fields To The Front Elevation.
- Three Double Bedrooms & Two Bathrooms
- Dining Kitchen And A Utility / Boot Room
- EPC Rating A / Tenure Freehold / Council Tax Band D



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ESTATE AGENTS

Individual Three Double Bedroomed Semi Detached House

Nestled in the charming area of Wills Gill, Guiseley, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,174 square feet, the property boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious sitting room that provides a warm and inviting atmosphere having a wood burning stove, perfect for both relaxation and entertaining. There is also a modern fitted kitchen and a large utility / boot room for practicality. The property is enhanced by a full bank of solar panels, ensuring excellent energy efficiency and lower utility bills, a significant advantage in today's eco-conscious world.

The exterior of the home is equally appealing, featuring good-sized gardens that enjoy a southerly aspect to the rear, allowing for plenty of sunlight throughout the day. The ample parking space for several vehicles, along with a double-sized garage, adds to the practicality of this residence, making it suitable for those with multiple cars or outdoor hobbies.

One of the standout features of this property is the delightful open views to the front, overlooking picturesque fields, providing a serene backdrop to daily life. Furthermore, the location is incredibly convenient, with the town centre amenities, train station, and schools all within easy walking distance, ensuring that everything you need is just a stone's throw away.

In summary, this semi-detached house in Wills Gill is a wonderful opportunity for anyone looking for a spacious, energy-efficient home in a desirable location. With its charming features and practical amenities, it is sure to attract interest from a variety of buyers.

Viewings are by prior appointment, which can easily be arranged by contacting 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 Hallway

A welcoming entrance to the house having a uPVC outer door to the front elevation, a central heating radiator and the staircase to the first floor.

Sitting Room 14'11" x 10'11" (4.55m x 3.33m)

Light and airy having a large window to the front elevation, a focal wood burning stove, central heating radiator, cornice and rose.

Kitchen 12'11" x 9'7" (3.94m x 2.92m)

Smartly appointed with a good number of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen also provides provision for a gas cooker, plumbing for a dishwasher, a window looking out over the rear garden and a central heating radiator.

Utility Room 10'2" x 10' (3.10m x 3.05m)

Fitted kitchen cupboard with a sink unit inset, plumbing for a washer, the wall mounted central heating boiler and a central heating radiator. Dual aspect windows and a door to the side elevation.

Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Heated towel rail and a window to the side elevation.

Bedroom 12'6" x 10'11" (3.81m x 3.33m)

Window to the rear looking over the garden and a central heating radiator.

First Floor Landing

With access to the following rooms:

Bedroom 14'8" x 8'2" (4.47m x 2.49m)

Two Velux windows to the front elevation and a central heating radiator.

Bedroom 18'3" maximum x 9'7" (5.56m maximum x 2.92m)

Three Velux windows to the rear elevation and a central heating radiator.

Bathroom

Fitted with a three piece suite in white comprising a corner shower cubicle, a wash hand basin and a low level wc. Window to the side elevation, a central heating radiator and two very useful deep storage cupboards.



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Outside

Another lovely feature of this property are the highly attractive gardens which are of a good proportion and privately enclosed. A gated driveway leads on to a large double sized garage approx 6.6m long by 4.9m wide with 2.7m wide up-and-over door. light and power supplied. There is a neat lawned garden with stocked borders and raised vegetable plots to the front elevation. Moving around to the rear the garden enjoys a southerly aspect and is privately enclosed providing a perfect tranquil area to relax. The rear includes a stone and gravelled patio area, a good sized shaped lawn and a lovely selection of shrubs, bushes and plant to the well stocked borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway and Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 75 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>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

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.



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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.

Offer Acceptance & AML Regulations

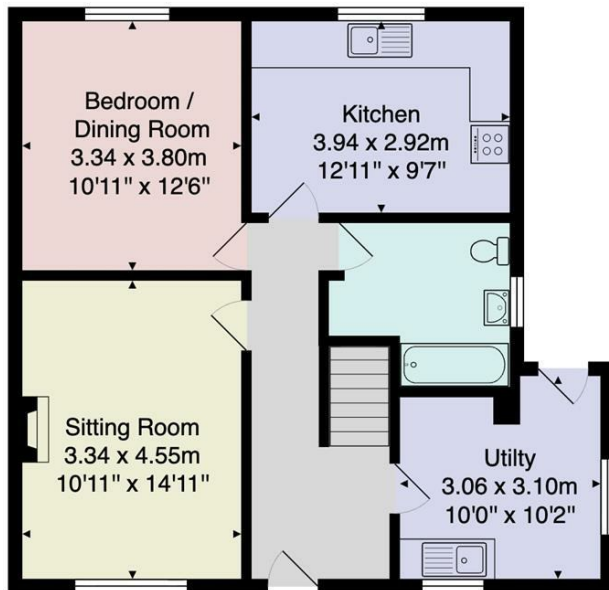
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

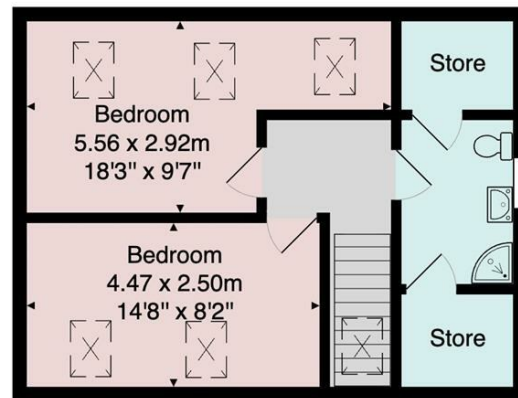
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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 Property is located on a private unadopted road with all properties on Wills Gill jointly responsible for it's maintenance and upkeep. There is a capped Well located in the front garden.



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Ground Floor



First Floor

Total Area: 109.0 m² ... 1174 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	97	98
(81-91) B		
(69-80) C		
(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
info@shanklandbarracrough.co.uk
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