



**Bacon Street, Guiseley Leeds LS20 9LH**



**welcome to**

**Bacon Street, Guiseley Leeds**

A four bedroom end terrace house with spacious living accommodation and nicely presented throughout with a large kitchen/diner, off street parking, garden and summer house. A great property which would be ideal for a family looking to upsize and having the potential to extend STPP dependant on needs



### **Entrance Hall**

Enter from the front through a uPVC double glazed door into a spacious hallway with windows to either side, fitted storage and understairs storage, laminate wood flooring, house alarm and stairs leading to the first floor.

### **Lounge**

13' 3" x 11' 2" Into recess ( 4.04m x 3.40m Into recess )  
A good size lounge having a central feature fireplace having a wood burner set on a marble hearth with timber lintel, oak double doors leading through to the dining room, laminate wood flooring, coving, radiator and a uPVC double glazed window to the front.

### **Kitchen/ Diner**

23' 5" x 12' Into recess ( 7.14m x 3.66m Into recess )  
A great size modern and newly fitted kitchen/diner having a range of wall and base units with work surfaces over incorporating a one and half bowl sink and drainer with a tiled splashback. The integrated appliances include a dishwasher, full height fridge freezer, AEG double oven and induction hob with extractor fan above. There is plumbing for a washing machine, a built in pantry, ceiling spotlights, vertical radiator, dual aspect uPVC double glazed windows to the rear and side and a door to the side. Laminate wood flooring continues through to the dining area with space for table and chairs and double doors open out to the garden.

### **Landing**

The stairs rise from the hallway onto the landing with doors to four bedrooms, bathroom and access to the fully boarded loft with light and a pull down ladder.

### **Bedroom One**

12' 2" x 11' 4" Including wardrobes ( 3.71m x 3.45m Including wardrobes )  
A good size double bedroom positioned to the front elevation with built in wardrobes, laminate wood flooring, radiator and a uPVC double glazed window.

### **Bedroom Two**

11' 11" x 11' 11" Into recess ( 3.63m x 3.63m Into recess )  
A further double bedroom positioned to the front elevation with space for free standing furniture, laminate wood flooring, radiator and a uPVC double glazed window.

### **Bedroom Three**

7' 10" x 9' ( 2.39m x 2.74m )  
A single bedroom positioned to the rear elevation with space for free standing furniture, laminate wood flooring, radiator and a uPVC double glazed window.

### **Bedroom Four**

8' 10" x 8' 10" Into recess ( 2.69m x 2.69m Into recess )  
A generous single bedroom positioned to the rear elevation with space for free standing furniture, laminate wood flooring, radiator and a uPVC double glazed window.

### **Bathroom**

A modern bathroom, fully tiled and comprising of a panel bath with a mixer tap and shower over, wash hand basin set in a vanity unit, wc, radiator and a uPVC double glazed window to the rear.

### **Outside**

To the front of the property there is a lawn with fenced borders and to the side is a large space for off street parking for multiple vehicles. To the rear there is a well maintained private garden, a great space for entertaining with a paved seating area, part laid to lawn with paving stones leading to a raised decking area. There are external electric points, and a warm and cold outside tap.

### **Summer House**

A great addition to the garden creating extra living space, lovely to sit out in whatever the weather with space for furniture and table. To the side there is a useful storage shed.



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## Bacon Street, Guiseley Leeds

- Four Bedroom End Terrace House
- Spacious Living Accommodation
- Nicely Presented Throughout
- Well Maintained Rear Garden
- Off Street Parking For Multiple Vehicles.

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA104785 - 0003

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