









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" \times 11' 4" Including wardrobes ($3.71m \times 3.45m$ 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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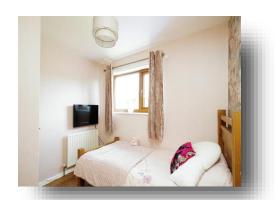
Bacon Street, Guiseley Leeds

- 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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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