



Fieldhead Drive, Guiseley Leeds LS20 8DZ

welcome to

Fieldhead Drive, Guiseley Leeds

****GUIDE PRICE £350,000 - £375,000**** A three bedroom semi detached house, fully refurbished throughout and beautifully presented with spacious living accommodation. Early viewing is essential so as not to miss out on this lovely family home. Located in a popular residential area of Guiseley.



Entrance Hall

Enter from the front into the hallway with laminate flooring, coving, anthracite vertical radiator, useful understairs storage and stairs leading to the first floor.

Lounge

14' 2" Into Bay x 10' 5" (4.32m Into Bay x 3.17m)

A good size lounge having a fitted carpet, coving, anthracite vertical radiator and a uPVC double glazed bay window to the front.

Kitchen/Diner

21' 3" x 16' 7" (6.48m x 5.05m)

A spacious and modern kitchen/diner which is open to the conservatory, the real hub of this family home offering a good range of wall and base units with complimentary work surfaces incorporating a sink, drainer and Bosch induction hob with extractor hood above and a tiled splashback. Integrated appliances include a double Bosch electric oven with the dishwasher and full height fridge freezer hidden behind the doors giving a lovely sleek finish. There is also space for a washing machine. The kitchen also benefits from an anthracite vertical radiator, laminate flooring and a uPVC double glazed window to the side.

Conservatory

9' 10" x 9' 4" (3.00m x 2.84m)

Open to the kitchen, this is a great addition to this family home providing extra living accommodation, with an anthracite vertical radiator, laminate flooring, uPVC double glazing to two sides and patio doors open out onto the garden.

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to three bedrooms, shower room and access to the loft.

Bedroom One

12' 11" x 9' 10" (3.94m x 3.00m)

A double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.96m)

A single bedroom positioned to the front elevation with a storage cupboard over the bulk head, carpet flooring, radiator and a uPVC double glazed window.

Shower Room

A modern shower room fully tiled and fitted with a three piece suite comprising of a walk in shower, wc, wash hand basin set in a vanity unit, chrome heated towel rail, extractor fan and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a large driveway providing off street parking. To the rear there is a private garden with a paved seating area and part laid to lawn with fenced borders.

Garage

A single detached garage with an up and over door.



view this property online williamhbrown.co.uk/Property/YEA106522



welcome to

Fieldhead Drive, Guiseley Leeds

- ****GUIDE PRICE £350,000 - £375,000****
- Three Bedroom Semi Detached House
- Modern Kitchen & Shower Room
- Beautifully Presented Throughout
- Neutral Decor & Carpets

Tenure: Freehold EPC Rating: C

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106522](https://www.williamhbrown.co.uk/Property/YEA106522)



Property Ref:
YEA106522 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)