



Cavendish Drive, Guiseley Leeds LS20 8DR

welcome to

Cavendish Drive, Guiseley Leeds

A three double bedroom semi detached house with spacious and versatile living accommodation. Arranged over four floors with front and rear gardens. In a great location close to the amenities and Guiseley Train Station. A fabulous property that is sure to appeal to a wide range of buyers.



Ground Floor Entrance Hall

Enter from the front into the hallway with carpet flooring, radiator and a uPVC double glazed window to the side.

Lounge

15' x 13' 11" (4.57m x 4.24m)

A spacious lounge having a gas fire set into an exposed stone fireplace with stone surround. The room also benefits from carpet flooring, radiator, picture rail and two uPVC double glazed windows to the rear overlooking the garden.

Sitting Room

13' 10" x 11' 1" (4.22m x 3.38m)

A further sitting room with feature coving, carpet flooring, radiator and a uPVC double glazed window to the front.

Lower Ground Kitchen/Diner

14' 1" x 13' 10" (4.29m x 4.22m)

A spacious kitchen/diner offering a good range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated double electric oven and spaces for a washing machine, dishwasher and fridge freezer. The gas hob is set into a tiled fireplace recess with further cupboards and drawers below. The room also benefits from laminate flooring, ceiling spotlights, radiator, electric heater, dual aspect uPVC double glazed windows to the side and rear and there is a door leading out to steps up to the garden. There is also a door to a pantry which then leads to a storage room.

Storage Room

A great storage space with light and power.

Guest Wc

With a wc, pedestal wash hand basin, radiator, laminate flooring and a uPVC double glazed window to the side.

First Floor

Landing

The stairs rise from the inner hall onto the carpeted landing with a uPVC double glazed window to the side, doors to two double bedrooms, shower room and stairs leading to the second floor.

Bedroom One

14' 11" x 13' 10" (4.55m x 4.22m)

A spacious double bedroom positioned to the front elevation with carpet flooring, radiator and two uPVC double glazed windows.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

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

Shower Room

A well presented shower room, part tiled and fitted with a three piece suite comprising of a walk in shower, wc and a wash hand basin with vanity unit below. The room also benefits from having vinyl flooring, chrome heated towel rail, ceiling spotlights, extractor fan and built in storage cupboards.

Second Floor

Bedroom Three

10' 11" x 10' 1" (3.33m x 3.07m)

A double bedroom with a feature character fireplace, carpet flooring, radiator and a wooden double glazed skylight.

Study

13' 5" x 10' 7" (4.09m x 3.23m)

A versatile room currently used as a study but could become a dressing area with it being open to the bedroom, with carpet flooring, useful storage cupboard, radiator and a wooden double glazed skylight.

Outside

To the front there is a small paved area with wall and hedge borders. To the rear there is a private paved garden with mature shrubs and trees. The street has

permit parking only.



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welcome to

Cavendish Drive, Guiseley Leeds

- Semi Detached House
- Three Double Bedrooms
- Arranged Over Four Floors
- Front & Rear Gardens
- Great Location

Tenure: Freehold EPC Rating: E

offers over

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106531 - 0005

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