



New Way, Guiseley, Leeds, LS20 8JR

welcome to

New Way, Guiseley Leeds

A three bedroom extended semi detached family home with spacious and versatile living accommodation, off street parking, front and rear gardens. Situated in the highly desirable area of Tranmere, this house has huge potential for anyone looking to put their own stamp on.



Entrance Porch

Enter from the front into the porch, a great space for shoes and having a tiled floor and a door leading to the hallway.

Hallway

Enter from the porch into the hallway with laminate flooring, radiator and stairs leading to the first floor.

Guest Wc

Always useful to have in a busy family home, part tiled with a wc, wash hand basin, radiator and extractor fan.

Lounge

14' 2" x 11' 11" Into recess and bay (4.32m x 3.63m Into recess and bay)
A good size lounge having a wall mounted electric fire, laminate flooring, radiator, glazed double doors leading to the dining room and a uPVC double glazed window to the front.

Dining Room

11' 8" x 10' 11" (3.56m x 3.33m)
A separate dining room, perfect for those who enjoy more formal dining and entertaining with a wall mounted electric fire, laminate flooring, radiator and glazed double doors leading to the family room.

Family Room

18' 3" Max x 14' 11" Max (5.56m Max x 4.55m Max)
A great addition to this family home creating extra living accommodation with laminate flooring, wood paneled walls, radiator, uPVC double glazed window and patio doors to the rear leading out to the garden and allowing a good amount of natural light to flow through.

Kitchen/Diner

17' x 8' 10" (5.18m x 2.69m)
A good size kitchen/diner offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated double electric oven, spaces and plumbing for a washing machine, dryer, slimline

dishwasher and full height fridge freezer. The room benefits from laminate flooring, radiator and dual aspect uPVC double glazed window to the side and rear with a door leading into the family room.

Sitting Room/Bedroom

13' 6" x 8' 3" (4.11m x 2.51m)
A versatile room currently being used as a double bedroom but could also be a further sitting room or office depending on buyers needs. The room has laminate flooring, radiator, a shower cubicle, wc, wash hand basin, extractor fan and a uPVC double glazed window to the front.
This room also benefits from loft storage.

Landing

The stairs rise from the hallway onto the landing with a uPVC double glazed window to the side, doors to three bedrooms, bathroom, wc and access to a boarded loft with potential to convert - subject to relevant planning permissions.

Bedroom One

12' Into wardrobes x 11' 11" (3.66m Into wardrobes x 3.63m)
A double bedroom positioned to the front elevation with fitted wardrobes, laminate flooring, radiator and a uPVC double glazed window.

Bedroom Two

11' 8" x 10' 11" (3.56m x 3.33m)
A double bedroom positioned to the rear elevation with laminate flooring, radiator and a uPVC double glazed window overlooking the garden.

Bedroom Three

7' 7" x 6' 3" (2.31m x 1.91m)
A single bedroom positioned to the front elevation with a radiator and a uPVC double glazed window.

Bathroom

Part tiled and fitted with a three piece suite comprising of a bath with over head shower attachment, corner shower cubicle, wash hand basin, radiator, extractor fan and a uPVC double glazed

window to the side.

Separate Wc

Part tiled with a wc, radiator and a uPVC double glazed window to the side.

Outside

To the front there is a lawned area with mature shrubs and there is a driveway to the side providing off street parking.
To the rear there is a good size, private low maintenance garden with paved, decked, pebbled areas as well a seating area and BBQ area with well established shrubs and trees, kept private with fenced borders.
Useful external water and electric to both front and rear.



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welcome to

New Way, Guiseley, Leeds

- Three Bedroom Extended Semi Detached Family Home
- Spacious & Versatile Living Accommodation
- Front & Rear Gardens
- Four Reception Rooms
- Home Office Possibilities

Tenure: Freehold EPC Rating: E

£449,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106636 - 0003

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