



New Way, Guiseley Leeds LS20 8JR

welcome to

New Way, Guiseley Leeds

A three/four 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 Park, 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

17' x 8' 10" (5.18m x 2.69m)
A good size kitchen 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, plus additional 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 large private low maintenance garden with paved, decked, pebbled areas as well as an additional 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.



view this property online williamhbrown.co.uk/Property/YEA106636



welcome to

New Way, Guiseley Leeds

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

Tenure: Freehold EPC Rating: E

£449,950



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106636](https://www.williamhbrown.co.uk/Property/YEA106636)



Property Ref:
YEA106636 - 0005

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)