



**Morton Terrace, Guiseley Leeds LS20 8BU**



**welcome to**

## **Morton Terrace, Guiseley Leeds**

A two bedroom mid terrace house with well proportioned rooms, front and rear garden, off street parking, garage and SUMMERHOUSE. In a prime Guiseley location close to the amenities and GUISELEY TRAIN STATION. This property has got so much to offer and is sure to appeal to a wide range of buyers.



## **Guiseley**

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

## **Lounge**

18' 5" Max x 13' 3" Max ( 5.61m Max x 4.04m Max )

A spacious, bright and airy room with a log burner set into the fireplace with a wood lintel, feature exposed beams and glazed doors leading to the kitchen. There is also access to the cellar and first floor.

## **Kitchen**

11' 1" Max x 9' 1" Max ( 3.38m Max x 2.77m Max )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with extractor above and a tiled splashback. There is an integrated oven and spaces for further appliances. A door to the rear gives access to the garden.

## **Cellar**

A great storage space.

## **Bedroom One**

10' 5" Max x 8' 9" Max ( 3.17m Max x 2.67m Max )

A double bedroom positioned to the front elevation with a built in cupboard.

## **Bedroom Two**

9' 3" Max x 6' 10" Max ( 2.82m Max x 2.08m Max )

A good size bedroom positioned to the rear elevation with space for free standing furniture.

## **Bathroom**

With tiling to splash areas and fitted with a three

piece suite comprising of a bath with shower over, pedestal wash had basin, wc and chrome heated towel rail.

## **Outside**

To the front of the property there is a lawned area and a garage with parking space in front. To the rear there is a space for off street parking and a lawn beyond with a summerhouse.

## **Summerhouse**

A great feature to the bottom of the garden, wooden framed with power and light. This is a versatile space with multiple uses dependant on the buyers needs.

## **Garage**

15' 5" Max x 8' 11" Max ( 4.70m Max x 2.72m Max )

A single detached garage, perfect for storage or secure parking.



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## Morton Terrace, Guiseley Leeds

- \*\*GUIDE PRICE £210,000 - £220,000\*\*
- Two Bedroom Mid Terrace House
- Front & Rear Gardens
- Off Street Parking
- Single Detached Garage

Tenure: Freehold EPC Rating: D

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106871 - 0005

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