

# Morton Terrace, Guiseley Leeds LS20 8BU



# welcome to

# Morton Terrace, Guiseley Leeds

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. A two bedroom mid terrace house with well proportioned rooms, front and rear garden, off street parking, garage and SUMMERHOUSE.













#### 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

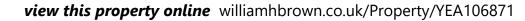
To the front of the property there is a lawned area and a garage with parking space in front. To the rear there is a space for off street parking and a lawn beyond with a summerhouse.

#### Summerhouse

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

#### Garage

15' 5" Max x 8' 11" Max ( 4.70m Max x 2.72m Max ) A single detached garage, perfect foe storage or secure parking.





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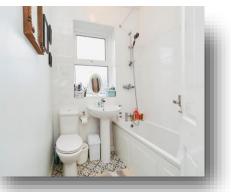
# **Morton Terrace, Guiseley Leeds**

- \*\*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 Council Tax Band: B

guide price £210,000





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Property Ref:

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 YEA106871 - 0006 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