



Tramways Otley Road, Guiseley Leeds LS20 8LY

welcome to

Tramways Otley Road, Guiseley Leeds

A two bedroom ground floor apartment in a popular sought after development, well presented and maintained throughout, The apartment benefits from en suite facilities, communal area and an allocated parking space. Conveniently located close to the amenities and Guiseley Train Station.



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.

Hallway

Giving access to all rooms.

Lounge

20' 7" Max x 9' 5" Max (6.27m Max x 2.87m Max)

A spacious bright and airy room with a useful storage cupboard. The high ceiling and large windows really enhance the sense of space and light.

Kitchen

8' 4" Max x 6' 7" Max (2.54m Max x 2.01m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances.

Bedroom One

11' Max x 10' 2" Max (3.35m Max x 3.10m Max)

A double bedroom with a fitted wardrobe and access to en suite facilities.

En Suite

With tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and chrome heated towel rail.

Bedroom Two

11' 6" Max x 6' 9" Max (3.51m Max x 2.06m Max)

A versatile room which could be a home office or second bedroom depending on the buyers needs.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a bath with shower over, wall mounted wash hand basin, wc and extractor fan.

Loft

A spacious boarded loft, a great storage space.

Outside

There is a communal area in the centre of the apartments, a sociable space with seating areas and a feature bridge. Also benefiting from an allocated parking space.



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Tramways Otley Road, Guiseley Leeds

- POPULAR SOUGHT AFTER DEVELOPMENT
- CLOSE PROXIMITY TO GUISELEY TRAIN STATION
- GROUND FLOOR APARTMENT
- EN SUITE FACILITIES
- COMMUNAL AREA

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106210 - 0003

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