



**Greenshaw Terrace, Guiseley Leeds LS20 9HH**

**welcome to**

## **Greenshaw Terrace, Guiseley Leeds**

A three-bedroom end-terrace stone house situated in a prime Guiseley location, just a short walk from the train station. Spanning four floors, this property features three bedrooms and a practical storage cellar. It's an excellent opportunity for first-time buyers or investors. No Onward chain.



## **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.

### **Ground Floor Entrance Porch**

Great for storing boots and shoes.

### **Lounge**

13' 11" Max x 12' 10" Max ( 4.24m Max x 3.91m Max )  
With wood flooring and dual aspect windows to the front and side allowing a good amount of natural light to flow through.

### **Kitchen**

10' 6" Max x 7' 5" Max ( 3.20m Max x 2.26m Max )  
The kitchen offers a range of wall and base units with white gloss doors, work surfaces incorporating a sink, drainer and gas hob with extractor above and a tiled splashback. Integrated appliances include an oven, dishwasher and there are spaces for a washing machine and fridge freezer. The kitchen features a tiled floor and a door leads to the cellar.

### **Lower Ground Cellar**

A great storage space.

### **First Floor Bedroom Two**

12' 10" Max x 10' 11" Max ( 3.91m Max x 3.33m Max )  
A double bedroom positioned to the front elevation with space for free standing furniture.

### **Bedroom Three**

7' 5" Max x 7' 4" Max ( 2.26m Max x 2.24m Max )

A single bedroom positioned to the front elevation with space for free standing furniture.

### **Bathroom**

A modern bathroom with tiling to the floor and splash areas, fitted with a three piece suite comprising of a bath with shower over, wc, pedestal wash had basin and chrome heated towel rail.

### **Second Floor Bedroom One**

11' Max x 8' 10" Max ( 3.35m Max x 2.69m Max )  
With limited head height, a double bedroom with space for free standing furniture, under eaves storage, skylight and exposed wooden beam.



***view this property online*** [williamhbrown.co.uk/Property/YEA106999](http://williamhbrown.co.uk/Property/YEA106999)



welcome to

## Greenshaw Terrace, Guiseley Leeds

- \*\*OPEN HOUSE EVENT 10TH MAY 12-1PM - PHONE TO BOOK A SLOT\*\*
- CLOSE TO THE TRAIN STATION & AMENITIES
- ARRANGED OVER FOUR FLOORS
- USEFUL STORAGE CELLAR
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



**view this property online** [williamhbrown.co.uk/Property/YEA106999](https://www.williamhbrown.co.uk/Property/YEA106999)



Property Ref:  
YEA106999 - 0003

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.

Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property



william h brown



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**