



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



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## **Greenshaw Terrace, Guiseley Leeds**

A three-bedroom end-terrace stone house situated in a prime Guiseley location, a short walk from the train station. Spanning four floors, this property features three bedrooms and storage cellar. An excellent opportunity for first-time buyers or investors. Off street parking & 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.



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## Greenshaw Terrace, Guiseley Leeds

- PRIME GUISELEY LOCATION
- CLOSE TO THE TRAIN STATION & AMENITIES
- ARRANGED OVER FOUR FLOORS
- USEFUL STORAGE CELLAR
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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