

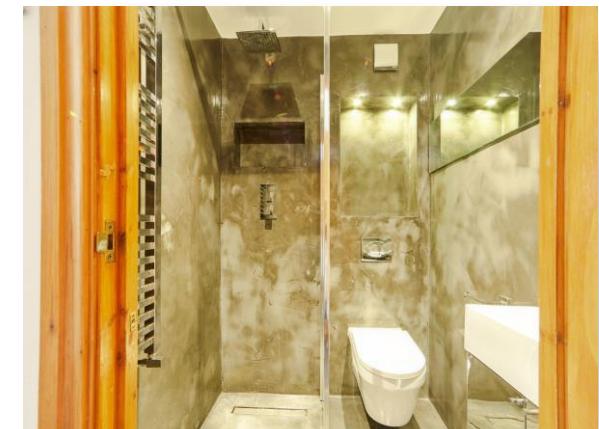


**Spenser Road, Guiseley Leeds LS20 9LE**

**welcome to**

## **Spenser Road, Guiseley Leeds**

A well-maintained three-bedroom semi-detached home in a popular residential area, offering spacious living throughout. Features include a generous lounge, modern kitchen, separate dining room, downstairs shower room, low-maintenance gardens, off-street parking, and excellent local amenities.



## 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.

## Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

## Lounge

17' 10" Max x 11' 9" Max ( 5.44m Max x 3.58m Max )  
A spacious, bright and airy room having a feature wall and dual aspect windows to the front and rear allowing a good amount of natural light to flow through.

## Kitchen

13' 5" Max x 10' 8" Max ( 4.09m Max x 3.25m Max )  
A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. Integrated appliances include an oven, dishwasher and there are spaces for a washing machine and fridge freezer.

## Shower Room

Fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and chrome heated towel rail.

## Dining Room

12' 3" Max x 8' Max ( 3.73m Max x 2.44m Max )  
A bright and airy room with fully glazed patio doors leading out to the rear garden.

## Bedroom One

11' 9" Max x 9' 6" Max ( 3.58m Max x 2.90m Max )

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

## Bedroom Two

12' 7" Max x 8' 8" Max ( 3.84m Max x 2.64m Max )  
A double bedroom positioned to the front elevation with space for free standing furniture.

## Bedroom Three

8' 6" Max x 7' 10" Max ( 2.59m Max x 2.39m Max )  
A single 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 corner bath, wash hand basin with storage below and a wc.

## Outside

There are low maintenance paved gardens to the front and rear and a driveway at the rear providing off street parking. To the rear there is also a useful storage shed.

## Agents Note

The property is of non standard construction, (Cross walls construction - Precast Concrete), please speak with your conveyancer



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## Spenser Road, Guiseley Leeds

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOW MAINTENANCE GARDENS
- OFF STREET PARKING
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£239,000**



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Property Ref:  
YEA107109 - 0003

 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](http://williamhbrown.co.uk)