



Shaw Villas, Guiseley Leeds LS20 9JG

welcome to

Shaw Villas, Guiseley Leeds

An impressive semi-detached home, beautifully renovated to an exceptional standard. This spacious property offers four well-proportioned bedrooms, a versatile space ideal for a home office, a contemporary kitchen and bathroom, generous front and rear gardens, a large driveway, and garage.



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 spacious hallway which really sets the tone for the rest of the property. The hallway spans the width of the property and benefits from an understairs cupboard, fully glazed double doors out to the garden and stairs leading to the first floor.

Lounge

19' 5" Max x 11' 4" Max (5.92m Max x 3.45m Max)

A spacious bright and airy room having a feature stone fireplace and Amtico flooring.

Dining Room

10' 7" Max x 7' 7" Max (3.23m Max x 2.31m Max)

A great space for more formal dining and entertaining with Amtico flooring.

Bedroom Four

7' 3" Max x 7' Max (2.21m Max x 2.13m Max)

A single bedroom located on the ground floor. This would also be perfect as a home office depending on your needs.

Kitchen

19' 1" Max x 9' 10" Max (5.82m Max x 3.00m Max)

A modern and stylish kitchen, the real hub of this family home. The kitchen offers a good range of wall and base units with complimenting work surfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. The work surface continues, to create a breakfast bar perfect to

grab a quick snack. Integrated appliances include an oven, microwave, dishwasher and there is space for a fridge freezer. Dual aspect windows and fully glazed sliding doors allow a good amount of natural light to flow through.

Utility/Wc

A downstairs toilet and utility room with further wall and base units, sink, drainer and space for a dryer.

Bedroom One

13' 1" Max x 13' 1" Max (3.99m Max x 3.99m Max)

A double bedroom positioned to the front elevation with a fitted wardrobe.

Bedroom Two

11' 1" Max x 11' 1" Max (3.38m Max x 3.38m Max)

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

Bedroom Three

10' 2" Max x 8' 10" Max (3.10m Max x 2.69m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

A modern and stylish bathroom fitted with a four piece suite comprising of a fabulous free standing bath with central mixer tap, walk in rainfall shower, wash hand basin with storage below, wc and a heated towel rail.

Outside

The front of the property has real curb appeal, with a lawn and large graveled drive providing off street parking and a newly rendered boundary wall. The rear garden is mostly laid to lawn with a paved seating area providing plenty of space for al fresco dining and entertaining.

Garage & Store

A garage provides extra storage space with a store room to the side.



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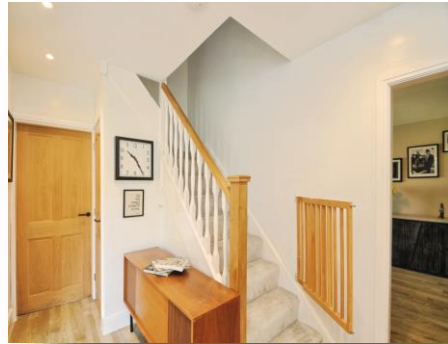
welcome to

Shaw Villas, Guiseley Leeds

- STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- FULLY RENOVATED TO A HIGH STANDARD
- SPACIOUS LIVING ACCOMMODATION
- POTENTIAL TO EXTEND FURTHER STPP
- HOME OFFICE POTENTIAL

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

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107152 - 0005

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