



Coppice Wood Close, Guiseley Leeds LS20 9JR

welcome to

Coppice Wood Close, Guiseley Leeds

A generously sized mid-terrace home located in a popular residential area of Guiseley. This property offers a well presented kitchen/diner, a bright conservatory, three well-proportioned bedrooms, a versatile loft room, off-street parking, and a low-maintenance garden.



Entrance Hall

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

Lounge

13' 2" Max x 12' 7" Max (4.01m Max x 3.84m Max)
A bright and airy room having a feature fireplace.

Kitchen/Diner

18' 10" Max x 10' 1" Max (5.74m Max x 3.07m Max)
The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated oven and spaces for a washing machine, dishwasher and fridge freezer. Go through a feature archway into the dining area where there is ample space for a table and chairs and fully glazed doors leading to the conservatory.

Conservatory

9' 10" Max x 9' 6" Max (3.00m Max x 2.90m Max)
A great addition to this family home creating extra living accommodation with floor to ceiling glazing and patio doors opening to the garden.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the fully boarded loft.

Bedroom One

13' 8" Max x 10' 4" Max (4.17m Max x 3.15m Max)
A double bedroom with a built in wardrobe.

Bedroom Two

12' 11" Max x 9' 9" Max (3.94m Max x 2.97m Max)
A double bedroom with a built in wardrobe.

Bedroom Three

8' 3" Max x 8' 2" Max (2.51m Max x 2.49m Max)
A single bedroom with space for free standing furniture.

Bathroom

With tiled walls and fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin with storage below.

Loft Room

18' 9" Limited head height x 12' 7" Limited head height (5.71m Limited head height x 3.84m Limited head height)
A fabulous space in the loft with huge potential to fully convert.

Outside

To the front of the property there is a pebbled driveway providing off street parking. At the rear there is a low maintenance tiered garden with block paved seating areas.

Agents Note

There is a easement on the title, please enquire with the branch - Right of way between the neighbours tunnel.



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Coppice Wood Close, Guiseley Leeds

- **OPEN DAY SAT 27TH SEPT - PHONE TO BOOK A SLOT**
- THREE BEDROOMS
- LOFT ROOM WITH HUGE POTENTIAL
- OFF STREET PARKING
- CONSERVATORY

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107180 - 0002

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