



**Fieldhead Road, Guiseley Leeds LS20 8DU**



**welcome to**

## **Fieldhead Road, Guiseley Leeds**

A beautifully maintained mid-terrace property located in a highly desirable residential area. This home features spacious and well-balanced accommodation, including three generously sized bedrooms, a stylish kitchen/dining area, a versatile loft room, driveway parking, and a low-maintenance rear gar



## 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

15' 8" Into bay x 13' 11" Max ( 4.78m Into bay x 4.24m Max )

A bright and airy room having a feature fireplace with a log burner and wood lintel above creating a lovely central focal point in the room.

## Kitchen/Diner

17' 7" Max x 8' Max ( 5.36m Max x 2.44m Max )

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer with a complimenting splashback and there are spaces for all appliances. The dining area has ample space for a table and chairs and a door to the rear gives access to the garden.

## Bedroom One

12' 6" Max x 10' 9" Into wardrobes ( 3.81m Max x 3.28m Into wardrobes )

A double bedroom positioned to the front elevation having fitted wardrobes with sliding mirrored doors.

## Bedroom Two

10' 9" Into wardrobes x 8' Max ( 3.28m Into wardrobes x 2.44m Max )

A double bedroom positioned to the rear elevation with fitted wardrobes.

## Bedroom Three

8' 6" Max x 6' 3" Max ( 2.59m Max x 1.91m Max )

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

## Shower Room

With tiled walls and fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc.

## Loft

17' 3" Limited head height x 9' 9" Limited head height ( 5.26m Limited head height x 2.97m Limited head height )

A fabulous space which has the potential to be fully converted STBR, with two skylights and laminate flooring.

## Outside

To the front of the property there is a driveway providing off street parking. The rear garden is low maintenance with a decked seating area and gravel.

## Agents Note

There is a right of way at the rear behind the gate.



***view this property online*** [williamhbrown.co.uk/Property/YEA107253](http://williamhbrown.co.uk/Property/YEA107253)



**welcome to**

## **Fieldhead Road, Guiseley Leeds**

- MID TERRACE HOUSE
- THREE BEDROOMS
- SPACIOUS LOFT WITH POTENTIAL TO CONVERT STBR
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA107253](https://williamhbrown.co.uk/Property/YEA107253)



Property Ref:  
YEA107253 - 0004

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.



**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://williamhbrown.co.uk)**