



**Queensway, Guiseley Leeds LS20 9JL**



**welcome to**

**Queensway, Guiseley Leeds**

A three bedroom end terrace property in a great location with huge potential for someone looking to put their own stamp on and having gardens to the front and rear. This is a great opportunity for first time buyers looking to get on the property ladder.



### **Entrance Hall**

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

### **Lounge**

17' 10" x 10' 7" ( 5.44m x 3.23m )

A spacious room having a gas fireplace, carpet flooring, two radiators and dual aspect uPVC double glazed windows to the front and rear allowing a good amount of natural light to flow through.

### **Kitchen**

13' 4" x 10' 4" ( 4.06m x 3.15m )

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer. There are spaces for all appliances and there is a wooden door and uPVC double glazed window to the rear overlooking the garden.

### **Study**

7' x 7' ( 2.13m x 2.13m )

Open to the kitchen with carpet flooring and a uPVC double glazed window to the front.

### **Landing**

The stairs rise from the hallway onto the carpeted landing with a uPVC double glaed window to the rear, doors to three bedrooms, bathroom, wc and access to the loft.

### **Bedroom One**

12' 1" x 10' 3" ( 3.68m x 3.12m )

A double bedroom positioned to the front elevation with a built in storage cupboard housing the boiler, carpet flooring, radiator and a uPVC double glazed window.

### **Bedroom Two**

12' 1" x 10' 7" ( 3.68m x 3.23m )

A double bedroom positioned to the front elevation with a built in storage cupboard, carpet flooring, radiator and a uPVC double glazed window.

### **Bedroom Three**

7' 11" x 7' 7" ( 2.41m x 2.31m )

A single bedroom positioned to the rear elevation with a built in storage cupboard, carpet flooring, radiator and a uPVC double glazed window overlooking the garden.

### **Bathroom**

Fully tiled and fitted with a 'P' shaped bath with shower over, wall mounted wash hand basin, chrome heated towel rail and a uPVC double glazed window to the rear.

### **Wc**

With a tiled floor, wc and a uPVC double glazed window to the rear.

### **Outside**

To the front of the property there is a lawned garden with a central path leading to the front door. To the rear there is a private garden mostly laid to lawn with a paved seating area.



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## Queensway, Guiseley Leeds

- End Terrace House
- Three Bedrooms
- Front & Rear Gardens
- First Time Buyers
- Great Location

Tenure: Freehold EPC Rating: D

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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