



**Queensway, Guiseley Leeds LS20 9LB**

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## **Queensway, Guiseley Leeds**

An immaculately presented three-bedroom mid-terrace home offering generous and stylish living accommodation throughout. This beautiful property boasts two spacious reception rooms, a contemporary kitchen, two modern bathrooms, both front and rear gardens with a detached 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 side into the welcoming hallway with stairs leading to the first floor and opening to the kitchen.

### Living Room

14' 3" Max x 10' 11" Max ( 4.34m Max x 3.33m Max )

A bright and airy room open to the extension and having a log burner set into the fireplace with wood lintel.

### Kitchen

17' 3" Max x 8' 7" Max ( 5.26m Max x 2.62m Max )

A stunning, modern and stylish kitchen, open to the lounge/diner to the rear. The kitchen offers a good range of wall and base units with high gloss doors, complimenting work surfaces incorporating a sink and drainer. A fridge freezer and dishwasher are discreetly nestled behind cupboard doors and there are spaces for a large range oven, washing machine, dryer and wine cooler. The tiled floor finishes off the room perfectly creating a real sleek finish. Additionally, fully glazed sliding doors lead out to the front garden.

### Lounge/Dining Room

18' 3" Max x 12' 9" Max ( 5.56m Max x 3.89m Max )

Open to the kitchen is this fabulous lounge/dining room, the real hub of this family home and a great entertaining space. The tiled floor continues from the kitchen and there is ample space for a table, chairs and sofas. The room is filled with natural light from

the bi-fold doors to the rear and skylight.

### Shower Room

A great addition to this family home, fully tiled and fitted with a three piece suite comprising of a shower cubicle, wc, corner wash hand basin with storage below. The room is finished off with brushed gold fittings and heated towel rail creating a real sense of luxury.

### Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the loft. The glass balustrade really lets the natural light flow making the whole space bright and airy.

### Bedroom One

11' 1" Max x 11' Max ( 3.38m Max x 3.35m Max )

A double bedroom positioned to the rear elevation with two built in cupboards and space for free standing furniture.

### Bedroom Two

11' 11" Max x 11' Max ( 3.63m Max x 3.35m Max )

A double bedroom positioned to the rear elevation with a built in cupboard and space for free standing furniture.

### Bedroom Three

8' 10" Max x 8' 6" Max ( 2.69m Max x 2.59m Max )

A generous single bedroom positioned to the front elevation with storage over the bulkhead and space for free standing furniture.

### Bathroom

A modern and stylish bathroom with tiled walls, fitted with a four piece suite comprising of a bath, shower cubicle, wc, wash hand basin with storage below and a chrome heated towel rail.

### Outside

To the front of the property there is a good size lawn with wall and fence borders. To the rear is a fabulous low maintenance garden, fully paved with seating areas, perfect for entertaining and al-fresco dining in

the warmer months. Beyond the garden is a block paved gated driveway providing off street parking.

### Garage

A detached garage, great for storage and secure parking.



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## Queensway, Guiseley Leeds

- STUNNING THREE BEDROOM HOUSE
- IMMACULATE THROUGHOUT
- EXTENDED KITCHEN/DINER/LOUNGE
- TWO MODERN BATHROOMS
- SOLID OAK DOORS THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£299,950**



Please note the marker reflects the postcode not the actual property

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