

Greencroft Mews, The Green, Leeds, LS20 9BS

Offers Over £450,000



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Council Tax Band: E

We are delighted to offer to the market this newly renovated three bedroom property in the heart of Guiseley. Comprising of three double, en-suite bedrooms, this property presents itself as a perfect family home for a variety of clients.

Greencroft Mews is situated just a short walk from the centre of Guiseley, close to local schools, amenities and transport links. The property features off-street parking and garage, as-well as ample outdoor space.

Viewings are advised to see all that this property has to offer.

This property briefly comprises of:

Living Room

Spacious living room with windows to the front elevation, providing natural light to the ground floor and gas central heating.

Kitchen / Diner

Kitchen / Diner with contemporary fitted units, integrated appliances and access to the rear patio area. This room is perfect for entertaining guests with space for a large dining table.

Master Bedroom

Master bedroom to the second floor with skylights and gas central heating as-well as En-Suite master bathroom.

En-Suite

En-Suite bathroom with three piece suite comprising of bath, W/C and sink with pedestal.

Bedroom Two

Double bedroom with windows to the property rear, ample fitted storage, gas central heating and En-Suite bathroom.

En-Suite

En-Suite comprising of shower, W/C and sink with vanity unit as-well as gas central heated towel rail.

Bedroom Three

Bedroom with windows to the front elevation, two large storage cupboards and En-Suite bathroom.

En-Suite

En-Suite comprising of shower, W/C and sink with vanity unit as-well as gas central heated towel rail.

Garage & Garden

Patio area to the property rear and yard to the front with ample parking spaces. Garage with remote controlled fob.

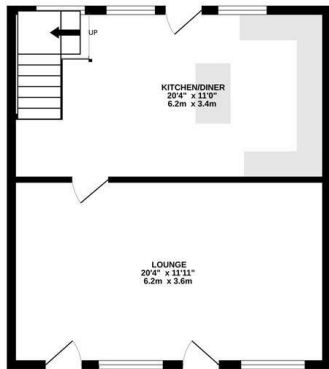




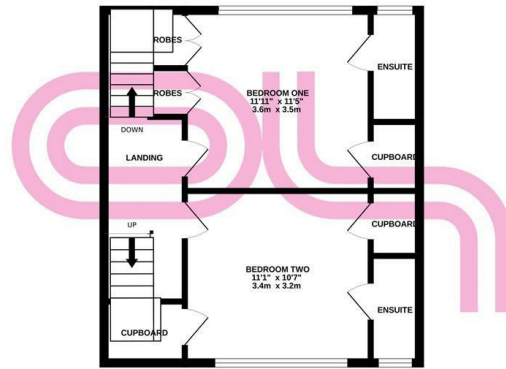


Keighley

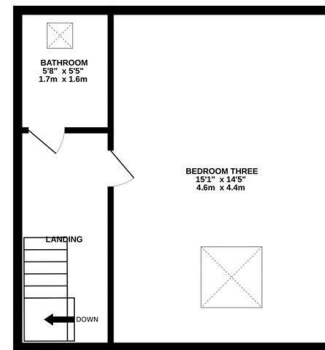
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	