



# 3 BRANSDALE GARTH GUISELEY LS20 8QB

**Asking price £315,000**

## FEATURES

- Beautifully Presented Semi-Detached Bungalow
- Modern Well-Equipped Kitchen With Dual Aspect
- Two Spacious Double Bedrooms With One Having Access To The Rear Garden
- Envious Cul-De-Sac Location With Views
- Recently Modernised Ready To Move Straight Into
- Generous Sitting Room With Space For A Dining Table & Chairs
- Smart Shower Room With Fully Tiled Walls
- Good Sized Garden With Lawned & Seating Areas
- Tenure Freehold / EPC Rating / Council Tax Band C
- Driveway Providing Off Road Parking For At Least Two Cars



# Beautifully Presented 2 Bedroom Semi-Detached Bungalow

## Guiseley

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Entrance Hall

An 'L' shaped entrance hall having a double glazed entrance door with side screen, radiator and ceiling cornice. Two cupboards provide useful storage and there is laddered access up to a partially boarded loft.

### Sitting Room 20'3" x 9'11" (6.17m x 3.02m)

A generous modern reception room with plenty of room for a three piece suite and dining table and chairs, having a contemporary limestone fire place housing an electric fire. Ceiling cornice, two radiators and a bay window to the front elevation enjoying views across the valley.

### Kitchen 11'10" x 7'9" (3.61m x 2.36m)

A smart well-equipped kitchen with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated electric oven with microwave and four ring ceramic hob having a stainless steel hood over. Space for a freestanding fridge/freezer and plumbing for an automatic washing machine and dishwasher. Wood effect Herringbone flooring, recessed spotlights and dual aspect to the front and side elevation.

### Bedroom 1. 14'1" x 9'1" (4.29m x 2.77m)

A generous double bedroom having fitted wardrobes, radiator, ceiling cornice and a window to the front rear elevation overlooking the rear garden.

### Bedroom 2. 14'9" x 8'7" (4.50m x 2.62m)

An extended double bedroom with radiator, ceiling cornice with the extension creating a delightful reading corner having French doors out to the rear garden.

### Shower Room

A stylish shower room having a tiled shower stall, low suite w.c and wash basin with cupboards under. Heated towel rail, fully tiled walls and window to the side elevation.

### Outside

The property stands on a generous plot with lawned garden to the rear with seating area, garden shed and raised flower borders. To the front of the property there is a low maintenance garden with astro turfed and flagged area. A driveway provides parking for numerous vehicles with an additional garden shed and outside tap.

### Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Driveway Providing Off Road Parking

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water - Very Low  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

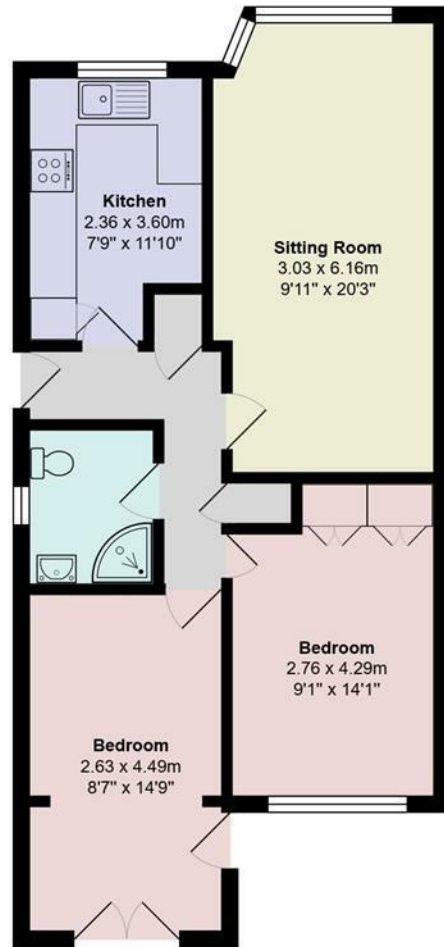
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**SHANKLAND BARRACLOUGH**  
 ESTATE AGENTS