





Silverdale Drive,Guiseley Leeds LS20 8BE

william h brown

welcome to

Silverdale Drive, Guiseley Leeds

Beautifully presented three-bedroom family home in a sought-after Guiseley location. Featuring a stylish kitchen and modern four-piece bathroom, open-plan lounge/dining room, off-street parking and a fabulous landscaped rear garden. Ideally placed close to local amenities and the train station.













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.

Hallway
A bright and welcoming entrance hallway featuring modern wood-effect flooring and contemporary décor and stairs leading to the first floor.

Living Room
A spacious and beautifully presented living room featuring stylish contemporary décor, attractive wood-effect flooring and a large front-facing window fitted with Venetian blinds, allowing plenty of natural light to fill the room. The generous proportions provide ample space for a range of lounge furniture. An open archway leads seamlessly through to the dining area, enhancing the sociable flow of the ground floor and making it ideal for both everyday family life and entertaining.

Dining Room
A stylish and impressive dining room offering an excellent space for both everyday dining and entertaining. The room features attractive wood-effect flooring, bespoke fitted shelving and storage units, and striking panelled feature walls that create a contemporary feel. There is ample space for a dining table and chairs, while French doors and an additional side window allow natural light to flood the room and provide direct access to the rear garden. Open plan to the living room, this versatile space creates a wonderful flow throughout the ground floor and is perfectly suited to modern family living.

Kitchen
A stunning modern kitchen fitted with an excellent range of stylish shaker-style wall and base units complemented by quartz-effect work surfaces and attractive tiled splashbacks. The kitchen incorporates an inset sink with contemporary brass-effect mixer tap, integrated oven, hob, fridge freezer, dishwasher and washing machine. The kitchen also benefits from useful pantry-style storage and ample cupboard space throughout.

Bedroom One
A well-proportioned double bedroom featuring a stylish colour scheme and soft neutral carpeting, creating a warm and inviting retreat. The room comfortably accommodates a double bed and additional bedroom furnishings, while a large window allows plenty of natural light to flow through.

Bedroom Two
A good size double bedroom beautifully presented in a modern style, featuring attractive panelled wall detailing and soft neutral décor. The room offers ample space for a double bed and additional freestanding furniture, while the large front-facing window provides plenty of natural light.

Bedroom Three
A spacious and versatile single bedroom, currently utilised as a dressing room and home workspace. Offering flexibility to suit a variety of needs, the room would make an ideal child's bedroom, nursery, home office or dressing room. Finished in neutral décor, this well-proportioned room provides practical accommodation for modern family living.

Bathroom
A beautifully presented and contemporary four-piece family bathroom fitted with a modern white suite comprising a panelled bath, separate shower enclosure with rainfall shower, WC and vanity hand basin with useful storage beneath. The room is finished with stylish tiled walls, attractive flooring and a heated towel radiator, creating a sleek and practical space.

Externally
To the front of the property is a low-maintenance gravelled garden providing useful off-street parking complimented by mature shrubbery and smart boundary fencing, creating excellent kerb appeal. A gated side access leads through to the rear garden, offering both convenience and privacy.The enclosed rear garden has been thoughtfully landscaped to create a stylish and low-maintenance outdoor space, perfect for relaxing and entertaining. Featuring a combination of lawn, decorative gravelled areas and paved seating terraces, the garden provides ample room for outdoor furniture and enjoying the warmer months. A useful garden shed offers additional storage.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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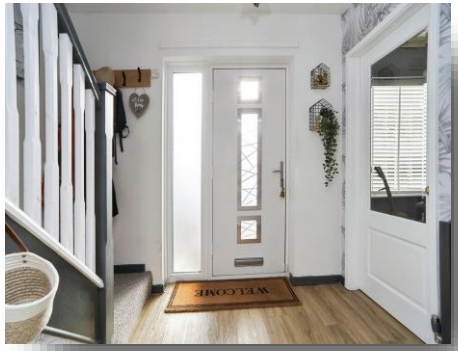
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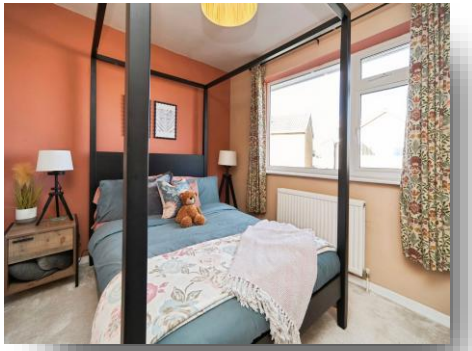
- BEAUTIFULLY PRESENTED MODERN FAMILY HOME
- STYLISH KITCHEN & BATHROOM
- THREE GOOD SIZE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107703 - 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.

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