



New Way, Guiseley LEEDS LS20 8JR

welcome to

New Way, Guiseley LEEDS

Spacious semi-detached family home offering four good-sized bedrooms and two versatile reception rooms. With beautifully manicured gardens, off-street parking, and a stylish four-piece bathroom, all set in a highly desirable area of Guiseley close to countryside walks. Viewing highly recommended.



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

Enter from the porch into the welcoming hallway with a useful understairs cupboard and stairs leading to the first floor.

Living Room

The lounge is a charming and cosy space, featuring a beautiful log burner set beneath a characterful wood lintel, creating a warm focal point. A bay window to the front elevation allows plenty of natural light to flow in, enhancing the inviting atmosphere.

Bedroom/Sitting Room

A second sitting room provides additional flexible living space, ideal as a bedroom, cosy snug, home office, or study area, perfectly suited to modern lifestyles and working from home.

Dining Room

The separate dining room is a lovely space for entertaining and more formal dining, featuring a bay window that overlooks the garden and fills the room with natural light. It also benefits from a built-in cupboard and shelving, offering both character and practical storage solutions.

Kitchen

The kitchen is fitted with shaker-style doors, offering a classic and timeless look. Integrated appliances include a washing machine, separate dryer along with space for a large range oven and fridge freezer, making it both stylish and practical for modern living.

There is the option to put a dishwasher where the dryer is depending on the buyers needs.

Bedroom One

A well-proportioned double bedroom featuring fitted wardrobes, providing excellent built-in storage while maintaining a comfortable and spacious feel.

Bedroom Two

A well-proportioned double bedroom offering ample space for free-standing furniture, creating a comfortable and versatile living space.

Bedroom Three

A single bedroom offering space for free-standing furniture, ideal as a bedroom, nursery, or home office.

Bathroom

The bathroom is beautifully presented with fully tiled walls and a stylish four-piece suite, including a bath, WC, and a hand basin with integrated storage. A separate shower cubicle adds both convenience and a touch of luxury, creating a space that is perfect for relaxing as well as everyday use.

Outside

Externally, the property boasts a neatly manicured front garden with well-established shrubs, creating an attractive first impression, along with a driveway to the side providing convenient off-street parking. To the rear, the garden has been thoughtfully designed, featuring a decked seating area ideal for outdoor dining and relaxation, alongside well-maintained lawns, perfect for enjoying the warmer months. Additionally, two sheds provide great storage space for garden furniture and tools and there is full hard wired CCTV with monitors.



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New Way, Guiseley LEEDS

- SPACIOUS SEMI DETACHED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY MANICURED GARDENS
- HIGHLY DESIRABLE AREA OF GUISELEY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£539,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107418 - 0005

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk