



**Town Gate Close, Guiseley Leeds LS20 9PQ**



**welcome to**

**Town Gate Close, Guiseley Leeds**

A well-presented mid-terrace home in prime a Guiseley location, offering two double bedrooms and a spacious lounge/diner. With off-street parking and close proximity to the train station, this is an ideal purchase for first-time buyers and downsizers seeking convenience and comfort. No onward chain.



## **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.

## **Porch**

Enter from the front into the porch, a great space for shoes and boots.

## **Lounge/Diner**

A spacious room with an understairs storage cupboard. The window to the front and fully glazed patio doors to the rear allow a good amount of natural light to flood the room.

## **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

## **Bedroom One**

A spacious double bedroom with two built in cupboards.

## **Bedroom Two**

A double bedroom with fitted wardrobes.

## **Bathroom**

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

## **Outside**

To the rear of the property there is a block paved driveway providing off street parking.

## **Agents Notes**

- 1, There is a right of way through the tunnel between the house and neighbours house to access the front.
2. Any external alterations will need to be approved by the original development company.



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## Town Gate Close, Guiseley Leeds

- \*\*OPEN DAY SAT 9TH MAY 12-1PM - PHONE TO BOOK A SLOT\*\*
- MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- OFF STREET PARKING
- PRIME GUISELEY LOCATION

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

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA106142 - 0003

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