



# 40 SHAW LANE GARDENS GUISELEY LS20 9JH

**Asking price £595,000**

## FEATURES

- Spacious Detached Family Home In An Envious Cul-De-Sac
- South Facing Lawned Rear Garden Enjoying An Open Outlook
- Driveway For Numerous Vehicles & Integral Garage
- Three Further Bedrooms And A Smart House Bathroom With Four Piece Suite
- An Ideal Home For A Growing Family To Enjoy
- Two Generous Reception Rooms With French Doors Out To The Garden
- Modern Dining Kitchen With Utility Room & Downstairs Cloakroom
- Master Bedroom With Dressing Room Which Has Plumbing For An En-Suite
- Tenure Freehold / EPC Rating C / Council Tax Band F
- Conveniently Situated Close To Local Schools, Amenities & Transport Links



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# Spacious 4 Bedroom Detached With South Facing Garden

Nestled in the desirable cul-de-sac of Shaw Lane Gardens in Guiseley, this spacious detached family home offers a perfect blend of comfort and modern living. The property boasts an impressive 1,840 square feet of well-designed space, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by two spacious reception rooms, both featuring elegant French doors that lead out to the beautifully maintained south-facing rear garden. This outdoor space not only provides a serene setting for relaxation but also enjoys an open outlook, perfect for enjoying sunny days.

The heart of the home is the modern dining kitchen, which is complemented by a convenient utility room, ensuring that daily tasks are made easier. The layout is both functional and inviting, making it a wonderful space for entertaining guests or enjoying family meals.

The property comprises four well-proportioned bedrooms, including a master suite that features a dressing room with plumbing for an en-suite, offering potential for added luxury. The smart house bathroom is equipped with a modern four-piece suite, catering to the needs of a busy family.

There is ample parking for numerous vehicles on the drive with the integral garage providing room for an additional vehicles or excellent storage. Conveniently situated, this home is close to local schools and amenities, making it an excellent choice for families seeking a vibrant community.

In summary, this detached house on Shaw Lane Gardens is a rare find, combining spacious living areas, a beautiful garden, and a prime location. It is a perfect opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a modern family home.

To arrange a viewing of this terrific home contact Shankland Barraclough Estate Agents in Otley today.

## 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

A welcoming entrance hall having a upvc entrance door and stairs up to the first floor with understairs

cupboard. Ceiling cornice, radiator, part wood effect flooring and potential study area for those working from home with cloakroom off.

#### Cloakroom

With a low suite w.c, wash basin and ceiling cornice.

#### Sitting Room 21'11" x 10'6" (6.68m x 3.20m)

A generous full length reception room enjoying a dual aspect with window to the front and French doors out to the attractive rear garden. Decorative fireplace having a wooden surround, ceiling cornice, recessed spotlights and radiator.

#### Dining Room 15'7" x 12'8" (4.75m x 3.86m)

Another spacious reception room, currently being used as a dining room but would also make a terrific family room with radiator, ceiling cornice and again enjoying access to the rear garden via French doors.

#### Dining Kitchen 17'4" x 9'11" (5.28m x 3.02m)

A modern kitchen with a range of smart base and wall units incorporating cupboards, drawers and wood effect work surfaces with upstands and having a tiled splash back. Double stainless steel sink unit with mixer tap and integrated under counter fridge and freezer. Plumbing for a dishwasher, provision for an electric cooker with gas hob, tiled floor, ceiling cornice and recessed spotlights. Radiator, window and door to the rear elevation and access into:

#### Utility Room 13'0" x 6'8" (3.96m x 2.03m)

An extremely useful room, ideal for busy households with plumbing for an automatic washing machine, space for further appliances and cupboard housing the hot water cylinder. Window to the side elevation.

#### Integral Garage 13'0 x 12'8" (3.96m x 3.86m)

With access off the entrance hall having an up and over door, light and power.

### First Floor

#### Landing

With recessed spotlights, store cupboard, window to the side elevation and access to the roof void.

#### Bedroom 1. 15'2" x 12'4" (4.62m x 3.76m)

A large master bedroom having an extensive range of fitted furniture including wardrobes, drawers, dressing and bedside tables. Radiator and window to the rear elevation which enjoys a wonderful outlook over open fields.

#### Dressing Room

A great space which would make an ideal dressing room but also has plumbing to be converted into an en-suite with window to the front elevation.

#### Bedroom 2. 14'0" x 11'0" (4.27m x 3.35m)

Spacious double bedroom with ceiling cornice, radiator, recessed spotlights and window to the front elevation.



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**Bedroom 3. 11'10" x 8'11" (3.61m x 2.72m)**

With recessed spotlights, radiator and window to the rear elevation with countryside views.

**Bedroom 4. 11'0" x 6'11" (3.35m x 2.11m)**

A single bedroom or home office with radiator and window to the rear elevation.

**Bathroom**

A modern house bathroom with a white four piece suite comprising a double ended bath with shower attachment, low suite w.c, wash basin with cupboards under and tiled shower stall with shelf. Heated towel rail, part tiled walls, ceramic tiled floor, recessed spotlights and window to the rear elevation.

**Outside**

The property stands on a good sized plot with an attractive south facing rear garden predominantly laid to lawn with a flagged patio idea for entertaining, flower borders, outside power point and tap, as well as enjoying a delightful outlook onto farm buildings beyond. There is gravelled access to the side of the property around to the front, where there is a driveway providing off road parking for numerous vehicles.

**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 10000 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>

**Council Tax Leeds**

Leeds City Council Tax Band F. 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.



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### 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.

### 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.

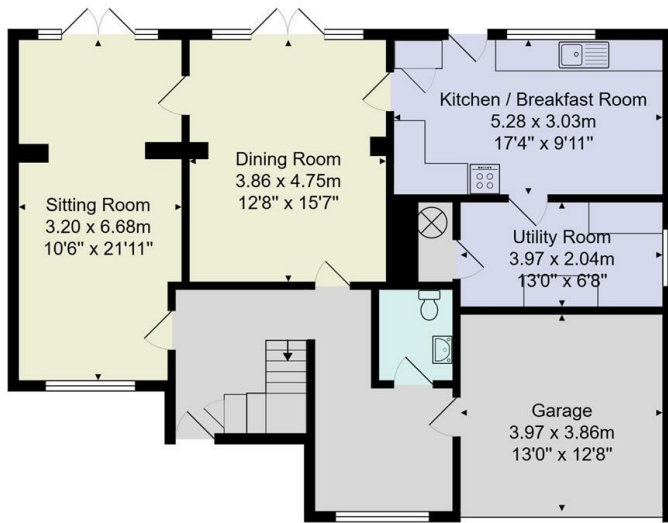
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Please Note

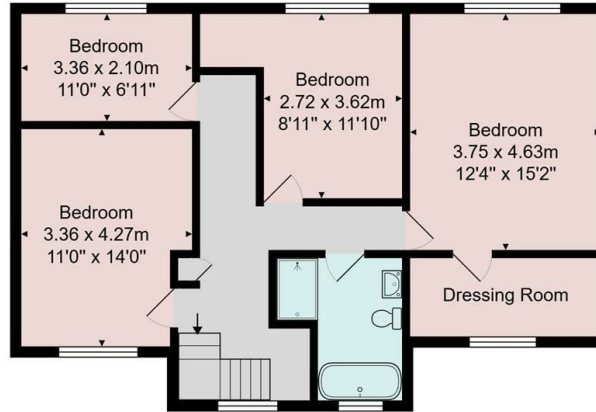
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



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Ground Floor



First Floor

Total Area: 183.2 m<sup>2</sup> ... 1972 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</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.



Call us on 01943 889010  
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