



# 5 MOORLAND AVENUE GUISELEY LS20 9EQ

**Asking price £300,000**

## FEATURES

- Attractive Stone Built Semi-Detached Property
- Attractive Outlook Over The Local Countryside
- Conservatory Providing An Additional Reception Space
- Large House Bathroom Having A White Four Piece Suite
- Close Proximity To Guiseley Town Centre & Its Range Of Amenities & Transport Links
- Light & Airy Sitting Room With Feature Fireplace
- Dining Kitchen With A Range Of Integrated Appliances
- Two Double Bedrooms With The Main Having Fitted Wardrobes
- Freehold / EPC Rating D / Council Tax Band C
- Lawned Private Gardens Both To The Front And Rear With Patio Ideal For Entertaining



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# Stone Built 2 Bedroomed Semi-Detached With Attractive Gardens

Nestled on Moorland Avenue in Guiseley, this attractive stone-built semi-detached property offers a delightful blend of comfort and style. With two well-proportioned bedrooms and a large modern bathroom, this home is perfect for small families or couples seeking a peaceful retreat.

The property boasts a welcoming reception room that is filled with natural light, creating a warm and inviting atmosphere, whilst the dining kitchen is well-equipped with a range of integrated appliances.

Additionally, the light-filled conservatory provides an excellent extra space, ideal for relaxation or entertaining guests. The seamless connection between indoor and outdoor living is enhanced by the private lawned gardens at both the front and rear, complete with a patio area that is perfect for summer gatherings or quiet evenings under the stars.

Situated in close proximity to Guiseley town centre, residents will enjoy easy access to a variety of local amenities and transport links, including shops, cafes, schools, parks and Guiseley train station. This location not only offers convenience but also a sense of community, making it an ideal place to call home.

In summary, this semi-detached house on Moorland Avenue presents a wonderful opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-designed home. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## 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 Area

With a double glazed entrance door and stairs up to the first floor.

### Sitting Room 14'9" x 11'11" (4.50m x 3.63m)

A light and airy room enjoying a cast iron fireplace having a tiled interior, hearth and wooden surround (fitted gas fire not in working order). Radiator, ceiling cornice, two wall light points and window to the front elevation.

### Dining Kitchen 19'8" x 8'10" (5.99m x 2.69m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Inset sink with mixer tap, integrated appliances including a fridge/freezer, dishwasher and double electric oven with a five ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine, understairs pantry cupboard, tall upright radiator, tiled floor, ceiling cornice, recessed spotlights and window into the conservatory. Access into:

### Conservatory 11'1" x 7'7" (3.38m x 2.31m)

With two wall light points, laminate flooring, windows to the rear and French doors out to the rear garden.

### First Floor

#### Landing

With laddered access to the part boarded roof void and window to the side elevation.

### Bedroom 1. 18'0" x 9'10" (5.49m x 3.00m)

A generous main bedroom benefiting from two windows to the front elevation enjoying an attractive outlook. Radiator, ceiling cornice extensive range of fitted wardrobes.

### Bedroom 2. 11'2" x 8'11" (3.40m x 2.72m)

Another double bedroom with ceiling cornice, radiator and window to the rear elevation.

### Bathroom

A large house bathroom with a four piece suite comprising a tiled shower stall with mixer shower, tile panelled bath, low suite w.c and pedestal wash hand basin. Radiator, part tiled walls, laminate flooring, ceiling cornice, recessed spotlights and window to the rear elevation.

### Outside

The property stands on a generous plot with enclosed lawned gardens to both the front and rear. At the front there is a south facing garden with a path to the side giving access to the private rear garden with flower borders and raised flagged patio ideal for alfresco dining.



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**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

Conservation Area - Situated in Guiseley's Conservation Area

**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 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



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### 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.

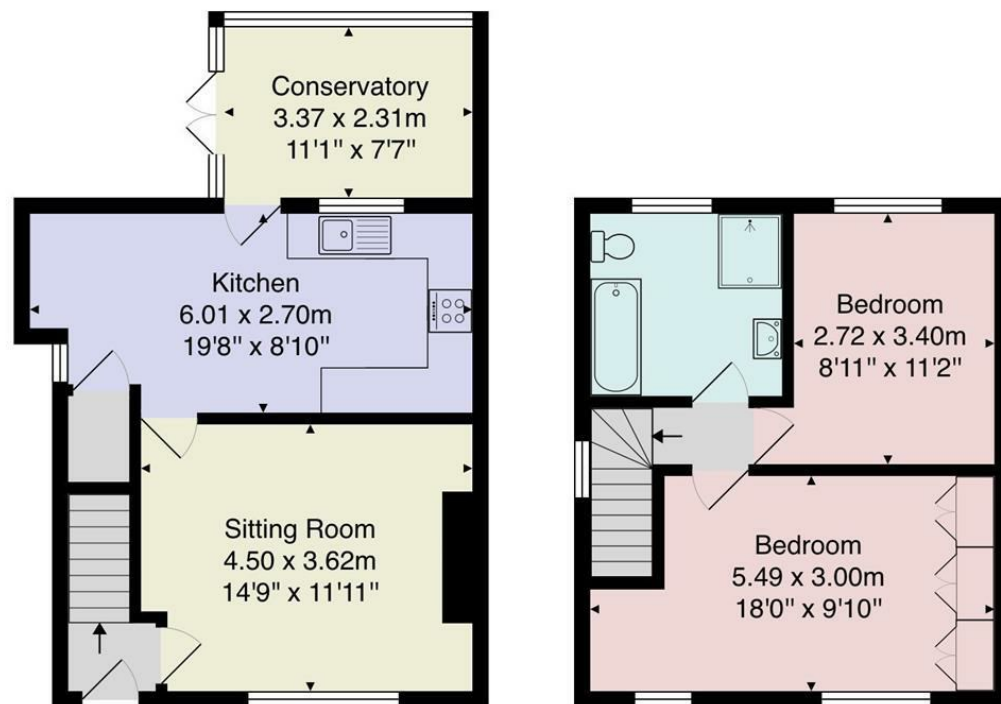
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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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Total Area: 80.4 m<sup>2</sup> ... 866 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.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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