



Cavendish Road | | Guiseley | LS20 8DW

Asking price £330,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

9 Cavendish Road |  
Guiseley | LS20 8DW  
Asking price £330,000

This beautifully presented property has been thoughtfully improved by the current owners to create a charming three bedroomed home located with a popular residential area, situated within easy walking distance to the centre of Guiseley and the train station.

The spacious accommodation is arranged over three floors and also includes a useful basement. Comprising a sitting room, impressive dining kitchen, two first floor bedrooms and bathroom with a further double bedroom to the second floor. Externally, the property benefits from low-maintenance gardens to the front and rear.

- Beautifully Presented
- Impressive Dining Kitchen
- Two First Floor Bedrooms
- Spacious Second Floor Bedroom
- Inviting Sitting Room
- Useful Basement
- Well-Appointed Bathroom
- Flagged and Pebbled Garden to the Rear

## GROUND FLOOR

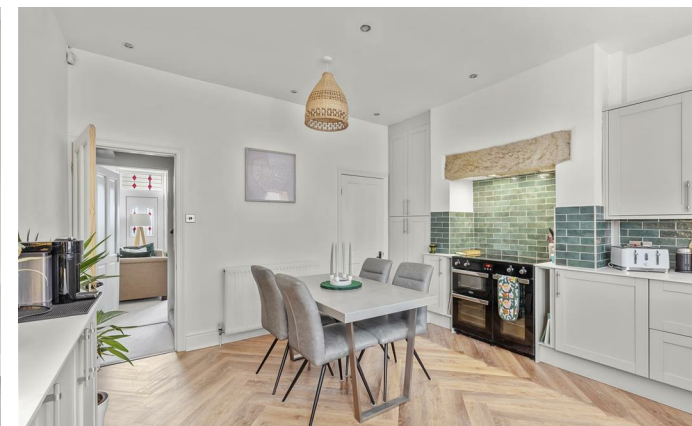
### Sitting Room

13'5" x 13'5" (4.09m x 4.09m)

A delightful sitting room with a gas stove on a stone hearth and wooden lintel over. Fitted shelves to the recess and a window to the front elevation. Moulded ceiling cornice.

### Inner Vestibule

Stairs to the first floor.



A smartly presented three bedroomed property offering well proportioned accommodation over three floors with a useful basement area.



## Dining Kitchen

13'10" x 13'4" (4.22m x 4.06m)

An impressive dining kitchen fitted with an extensive range of base and wall units, with coordinating work surfaces, tiled splash backs, an inset sink and pan drawers. Recessed chimney housing the Belling range cooker with induction hob (available by separate negotiation) and extract over. Useful floor to ceiling fitted cupboard. Lamona integrated dishwasher. Karndean flooring. Recessed lighting. Two windows to the rear elevation. Door with light over giving access to the rear garden. Door leading to the basement.

## LOWER GROUND FLOOR

### Cellar/Utility Area

13'10" x 8'1" (4.22m x 2.46m)

A useful storage area, with plumbing for a washing machine, stone shelf and gas fired central heating boiler.

### Cellar

8'9" x 4'11" (2.67m x 1.50m)

## FIRST FLOOR

### Landing

Stairs to the second floor.

### Bedroom One

13'6" x 13'4" (4.11m x 4.06m)

A spacious bedroom with a window to the front elevation. Deep store/walk in wardrobe with store cupboard over.

### Bathroom

8'4" x 4'11" (2.54m x 1.50m)

Fitted with a modern white suite comprising a panelled bath with rainfall and hand held shower over, cupboards housing the wash basin and WC. Heated towel rail, recessed lighting, and part tiled walls. Window to the rear elevation.

### Bedroom Two

11'2" x 8'1" (3.40m x 2.46m)

Fitted cupboard and window to the rear elevation.

## SECOND FLOOR





## Bedroom

15'5" x 12'1" (4.70m x 3.68m)

A spacious bedroom with velux windows to the front and rear elevations. Feature panelled wall. High ceiling with exposed purlins and wooden flooring. Useful under eaves storage to two sides.

## OUTSIDE

### Garden

To the front of the property there is an easily maintained garden, whilst to the rear there is a delightful flagged and pebbled garden area ideal for outside relaxation.

### Parking

Permit parking is available.

### 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.

### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

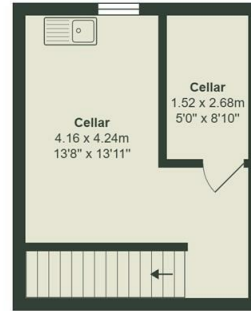
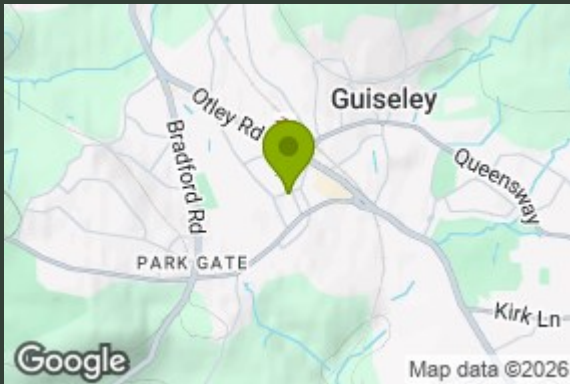
### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

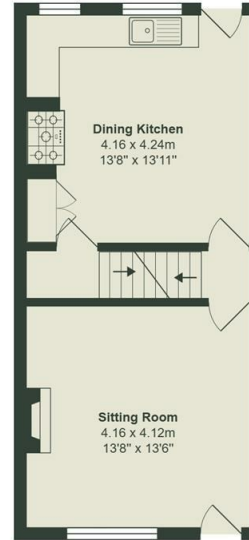


Situated in a popular residential area close to the town amenities this delightful property has been carefully maintained by the current vendors.

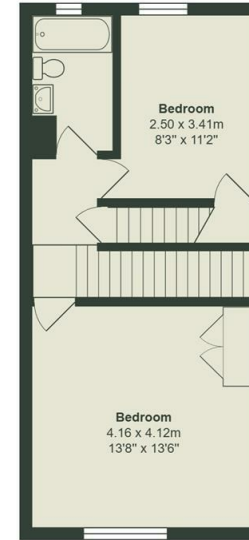




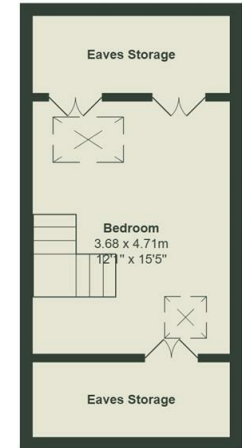
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 118.7 m<sup>2</sup> ... 1278 ft<sup>2</sup> (excluding eaves storage)  
 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>                            |                         |           |
| (69-80) <b>C</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 |           |

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