



Shires Court Shires Road, Guiseley Leeds LS20 8EU

welcome to

Shires Court Shires Road, Guiseley Leeds

A well-presented ground floor flat with two double bedrooms, allocated parking and no onward chain. Ideally located close to amenities and just a short walk from Guiseley Train Station, offering convenient and comfortable living. A perfect opportunity for first time buyers, downsizers and investors.



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

With a storage cupboard and access to all rooms.

Lounge

A good size room with an electric fireplace.

Kitchen

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

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Part tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

There is an allocated parking space and access to communal gardens.



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welcome to

Shires Court Shires Road, Guiseley Leeds

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- WELL PRESENTED & MAINTAINED
- ALLOCATED PARKING SPACE
- SHORT DISTANCE TO GUISELEY TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1020.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£169,950

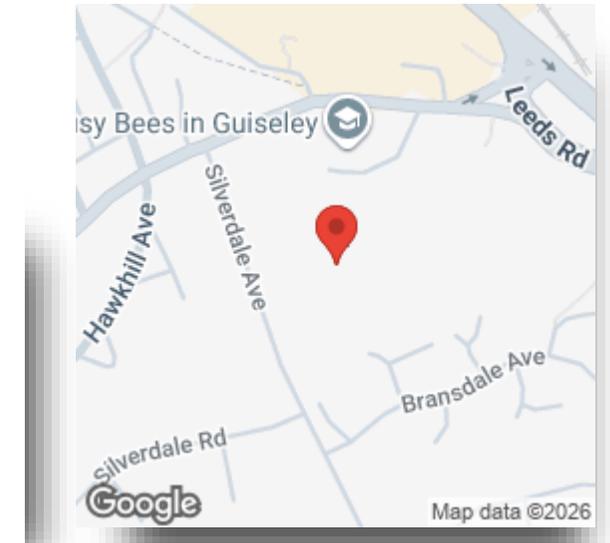
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Property Ref:
YEA107288 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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