



**Tennyson Street, Guiseley Leeds LS20 9LN**

**welcome to**

**Tennyson Street, Guiseley Leeds**

A spacious extended semi-detached home offering three well-proportioned bedrooms, a modern kitchen/diner, and a stylish bathroom. Further benefits include a utility room, guest YWCA, low maintenance gardens, off-street parking, and a convenient location close to local amenities and transport links.



## **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 providing space for shoes and boots.

## **Hallway**

With stairs leading to the first floor.

## **Lounge**

A spacious room with dual aspect windows allowing a good amount of natural light to flow through.

## **Kitchen/Diner**

The real hub of this family home, the modern kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor above. There is an integrated double oven and space for a fridge freezer and dishwasher. The dining area forms part of the extension with ample room for a table and chairs. The exposed wood beams add real character to this space with skylights letting lots of natural light flow through.

## **Utility Room**

Conveniently located off the kitchen with wall and base units, spaces for appliances and a door to the rear giving access to the garden. Additionally there is space for an office, perfect for someone working from home.

## **Guest Wc**

Always useful to have in a busy family home with a wc and hand basin.

## **Bedroom One**

A double bedroom with a built in cupboard.

## **Bedroom Two**

A double bedroom with a built in cupboard.

## **Bedroom Three**

A single bedroom with space for free standing furniture.

## **Bathroom**

A modern and stylish bathroom fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

## **Outside**

To the front of the property there is a fabulous low maintenance garden with artificial lawn and hedge borders providing a good deal of privacy. To the rear there is a paved seating area and space for off street parking.

## **Agents Note**

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.



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welcome to

## Tennyson Street, Guiseley Leeds

- SPACIOUS EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- MODERN KITCHEN/DINER
- STYLISH BATHROOM
- LOW MAINTENANCE FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107447 - 0002

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