

Ornella's Estates

PROUDLY INDEPENDENT



16 Tranfield Close

Guiseley, Leeds, LS20 8LT

Price £239,950



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INTRODUCTION

Step into something truly special with this exceptional ground floor apartment, perfectly positioned in one of Guiseley's most desirable locations. Offering effortless access to local amenities, excellent transport links including the nearby train station, and a convenient chain-free purchase, this home is as practical as it is beautiful.

From the moment you arrive, the property's undeniable kerb appeal sets the tone for what lies beyond. Inside, you're welcomed by a generous entrance hallway that leads into a stunning, light-filled lounge and dining space, perfect for both relaxing and entertaining. The apartment boasts a well-appointed fitted kitchen, two spacious double bedrooms, and a stylish shower room, all thoughtfully designed to maximise comfort and flow.

Bathed in natural light throughout, this much-loved home offers an uplifting sense of space and tranquillity, making it an ideal choice for those looking to downsize without compromise.

Externally, the property continues to impress with ample parking, a garage en-bloc, and beautifully maintained communal gardens that provide a peaceful, green retreat.

Opportunities like this are rare—early viewing is highly recommended to truly appreciate the lifestyle on offer in this outstanding home.

WHAT OUR VENDORS SAY

LOCATION

Tranfield Close enjoys a highly convenient setting within the heart of Guiseley, perfectly placed to take advantage of an excellent range of local amenities. Just a short distance away, residents benefit from a variety of supermarkets including Aldi and Morrisons, alongside a selection of retail parks, independent shops, cafés and popular restaurants, offering something for every lifestyle. For commuters, Guiseley railway station is within easy reach, providing regular services into Leeds, Bradford and Ilkley, while well-connected bus routes

and nearby road links add further convenience. Guiseley railway station offers frequent connections, making it ideal for daily travel. The area also boasts a wonderful balance of town and country, with beautiful open countryside, scenic walking routes and green spaces such as nearby parks and woodland, perfect for those who enjoy the outdoors. Altogether, Tranfield Close combines peaceful residential living with superb accessibility and a vibrant local community.

HOW TO FIND THE PROPERTY

SAT NAV LS20 8LT

APPROACH

As you approach Tranfield Close, you immediately see the kerb appeal and communal gardens.

ACCOMMODATION

Comprising:

PRIVATE ENTRANCE HALLWAY

Step inside and you immediately feel how light and airy this property is. Comprising Upvc double glazed window and door to the front elevation. Radiator. Coving to ceiling. Storage room. Doors leading to:

LARGE FAMILY LOUNGE/DINER

23'10" x 11'10" (7.279 x 3.626)

Enter this fabulous spacious, light and airy family lounge, you do not get the feeling you are in an apartment. Comprising Upvc double glazed windows to the front elevation. Patio doors to the rear elevation. Two radiators. Coving to ceiling. Gas fire with marble back and base. TV point.

FITTED KITCHEN

11'5" x 8'2" (3.491 x 2.506)

Comprising Upvc double glazed windows to the rear elevation. A wide range of wall and base units with laminate worktops over. Stainless steel sink. Integral electric cooker and gas hob with extractor fan over. Points for fridge freezer, washing machine. Part tiled walls. Viesman combi boiler.

BEDROOM.1.

9'2" to fitted wardrobes x 8'9" (2.81 to fitted wardrobes x 2.680)

This is a lovely double bedroom with fitted wardrobes providing ample storage. Coving to ceiling. Radiator.

Tel: 01943 661506

BEDROOM.2.

9'1" x 8'6" (2.784 x 2.608)

Another double bedroom comprising Upvc double glazed windows to the side elevation. Fitted wardrobe. Coving to ceiling. Radiator.

HOUSE SHOWER ROOM

7'8" x 5'6" (2.36 x 1.70)

Comprising Upvc double glazed window to the side elevation. Walk in shower. Low level w.c. Wash hand basin. Fully tiled walls and floors. Inset spot lights. Extractor fan. Radiator.

OUTSIDE

GARAGE EN-BLOC AND PARKING

With this property you have the added bonus of a garage and there is ample parking..

COMMUNAL GARDENS

To the outside there are beautifully maintained communal gardens to be enjoyed.

LEASEHOLD DETAILS

PLEASE NOTE THAT THERE ARE 90 YEARS LEFT ON THE LEASE. THE COST OF THE SERVICE CHARGE AND GROUND RENT COMBINED IS £900 PER ANNUM THIS INCLUDES BUILDINGS INSURANCE.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house

mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER.



Road Map



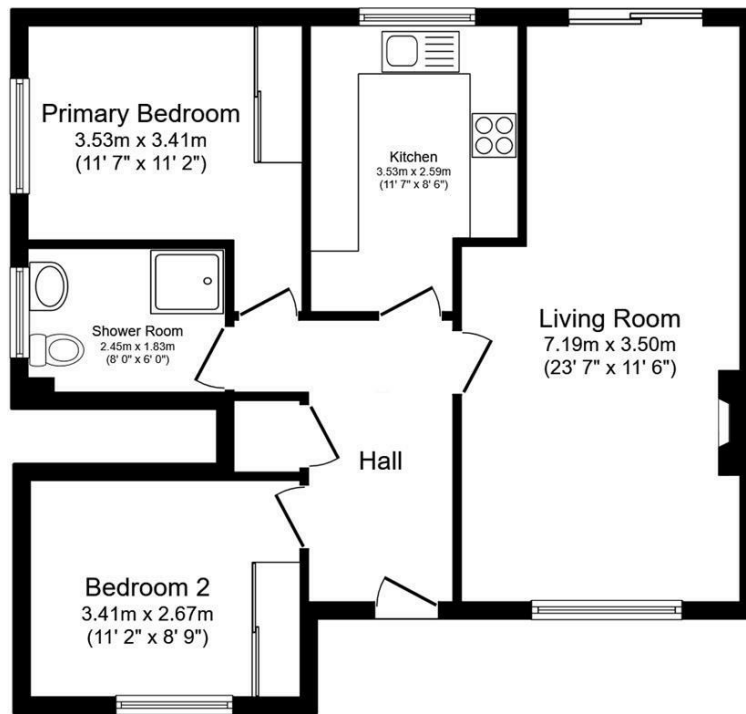
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 65.0 sq.m. (700 sq.ft.)

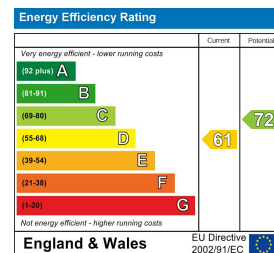
Total floor area: 65.0 sq.m. (700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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