



# 17 CAIRN AVENUE GUISELEY LS20 8QQ

Asking price £835,000

## FEATURES

- Impressive 6 Bedroom Detached Family Home In Envious Cul-De-Sac Position
- Generous Plot With Well-Maintained Front And Rear Gardens
- Superb Open-Plan Living Dining Kitchen
- Double Garage And Parking For Multiple Vehicles
- Thoughtfully Updated By The Current Owners
- Six Double Bedrooms, Two Ensuites And Two Further Bathrooms
- Ideally Located Close To Local Schools, Amenities and Transport Links
- Two Spacious Reception Rooms
- Tenure Freehold / Council Tand Band G / EPC Rating C
- With The Advantage Of Having No Onward Chain



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# Substantial & Smartly Presented 6 Bedroomed Detached Family Home

## 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 spacious accommodation with OAK DOORS, GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Entrance Hall

A welcoming entrance hall with glazed composite door with side screens, ceiling cornice, laminate flooring and stairs up to the first floor with useful understairs cupboard.

### Cloakroom

Located just off the entrance hall with a low suite w.c and wash hand basin having cupboards under.

### Sitting Room 16'0" x 13'0" (4.88m x 3.96m)

A delightful light and airy reception room with a feature contemporary stone fireplace housing a log burning stove. Ceiling cornice and bay window to the rear elevation benefiting from French doors out to the rear garden.

### Lounge 13'0" x 12'5" (3.96m x 3.78m)

Another second generous reception room which could be utilised in numerous ways including a snug or playroom, ideal for family living with ceiling cornice, oak flooring and bay window to the front elevation.

### Living Dining Kitchen 29'3" x 13'5" (8.92m x 4.09m)

A large living dining kitchen the 'heart' of any family home which has benefited massively from the current owners opening up the space to create a terrific social space ideal for family gatherings and entertaining. The kitchen area has a range of base and wall units incorporating cupboards, drawers and granite work surfaces with upstands. Inset one and a half bowl sink with spray hose mixer tap, integrated appliances including a dishwasher, fridge/freezer and double electric oven with four ring ceramic hob having a hood over. Fitted breakfast bar, wine rack and window to the rear elevation. The kitchen area flows seamlessly into the dining and living areas of the kitchen which has recessed spotlights and vinyl tile throughout with further window to front elevation with attractive plantation shutters.

### Utility Room 6'8" x 6'2" (2.03m x 1.88m)

A vital space in a busy household, having additional base and wall units, Belfast sink with co-ordinating work surfaces. Plumbing for an automatic washing machine, space for a dryer, cupboard housing the central heating boiler, vinyl tile, window and door to the rear elevation.

## First Floor

### Landing

With airing cupboard housing the hot water cylinder and stairs to the second floor.

### Bedroom 1. 16'0" x 13'0" (4.88m x 3.96m)

A large principal reception room having an extensive range of fitted wardrobes, drawers and dressing table with ceiling cornice and window to the rear elevation overlooking the rear garden.

### En-Suite

A modern updated shower room with a white suite comprising a tiled shower stall, low suite w.c and wash basin with cupboards under. Heated towel rail, vinyl tile and window to the rear elevation.

### Bedroom 2. 13'5" x 10'6" (4.09m x 3.20m)

Generous double bedroom with window to the rear elevation.

### En-Suite

A second modern en-suite that has also been updated by the current owners with a tiled shower stall, low suite w.c and wall hung wash basin. Heated towel rail and window to the side elevation.

### Bedroom 3. 13'0" x 12'9" (3.96m x 3.89m)

Double bedroom with window to the front elevation.

### Bedroom 4/Study 13'0" x 9'8" (3.96m x 2.95m)

Currently being used as a study, ideal for those working from home with oak flooring and window to the front elevation.

### Bathroom

A smart house bathroom which has been enlarged by the current owners to create room for a four piece suite comprising a double ended bath, tiled shower stall, low suite w.c and wall hung wash hand basin. Heated towel rail, recessed spotlights, vinyl flooring and window to the front elevation.

## Second Floor

### Landing

### Bedroom 5. 26'9" x 13'5" (8.15m x 4.09m)

A large bedroom, an ideal, for guests, relatives or teenagers with a fitted wardrobe, velux window to the rear and further window to the front elevation.

### Bedroom 6. 26'9" x 13'0" (8.15m x 3.96m)

Another large double bedroom with velux window to the rear and window to the front elevation.

### Shower Room

With a tiled shower stall, low suite w.c and wall hung wash hand basin. Part wood panelled walls, vinyl flooring and two velux windows to the front elevation.



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## Outside

To the front of the property there is driveway providing off road parking for two cars as well as lawned area with flower borders housing mature shrubs and plants. There is access to both sides of the property leading to the enclosed predominately lawned rear garden with outside tap, flower borders and several flagged seating areas ideal for alfresco dining and a growing family to enjoy.

## Double Garage 17'6" x 17'2" (5.33m x 5.23m)

An alarmed double garage with twin electric up and over doors, light and power. Window to the rear elevation and door to the rear garden.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

## 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 G. 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.



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### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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.

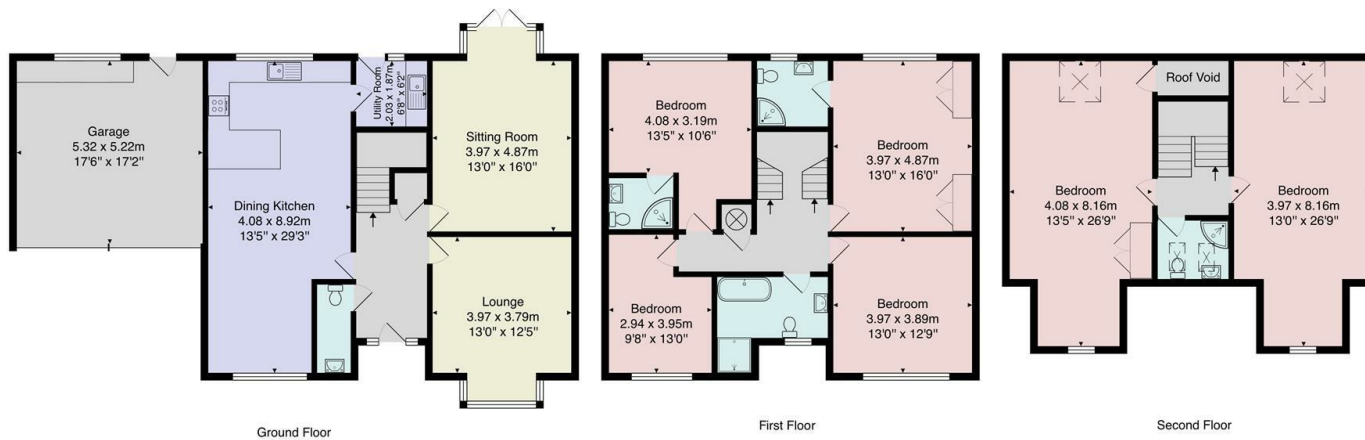
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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.



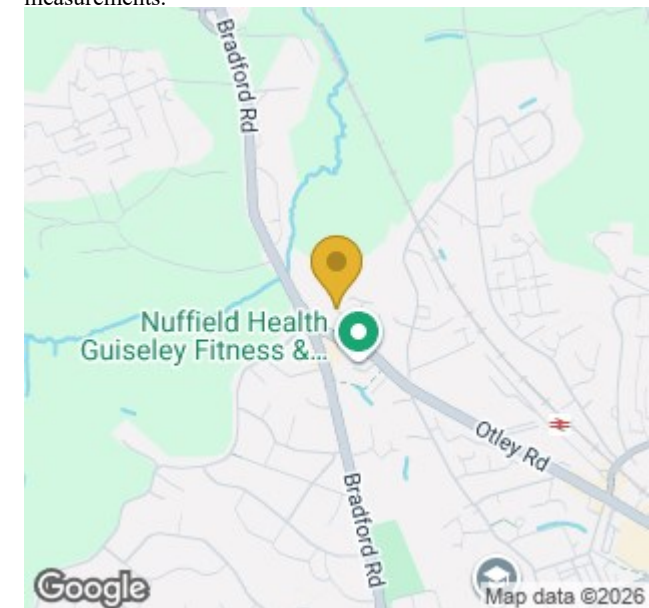
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Total Area: 286.4 m<sup>2</sup> ... 3083 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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  
 info@shanklandbarracough.co.uk  
 www.shanklandbarracough.co.uk

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