



**Queensway, Guiseley Leeds LS20 9JL**

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## **Queensway, Guiseley Leeds**

A well-presented mid-terrace property in a sought-after Guiseley location. Featuring a spacious lounge, modern kitchen, utility room, and three good-sized bedrooms. Outside, there are front and rear gardens plus off-street parking.



## 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.

## Entrance Hall

Enter through the front door into a hallway, where stairs lead up to the first floor.

## Lounge

17' 11" Max x 10' 5" Into recess ( 5.46m Max x 3.17m Into recess )

A warm and inviting room, bathed in natural light, with a charming feature fireplace and windows on two sides that bring the outdoors in.

## Kitchen

13' 4" Into recess x 10' 2" Into recess ( 4.06m Into recess x 3.10m Into recess )

Step into a beautifully presented kitchen that combines style and practicality, with a range of wall and base units and generous work surfaces, complete with an inset sink and drainer. There's ample space for your fridge freezer, oven, and a cozy dining area—perfect for family meals or casual gatherings. A rear door opens out to the garden, creating a seamless connection to the outdoors.

## Utility Room

Fitted with wall and base units and generous work surfaces, this space also provides room for a washing machine and dryer, along with the convenience of a front access door.

## Bedroom One

12' 2" Max x 10' 3" Max ( 3.71m Max x 3.12m Max )

A peaceful double bedroom offering a built-in

cupboard for tidy storage, creating a calm and uncluttered retreat to unwind in.

## Bedroom Two

10' 6" Into recess x 9' 8" Max ( 3.20m Into recess x 2.95m Max )

A comfortable double bedroom featuring a built-in cupboard for convenient storage.

## Bedroom Three

7' 11" Max x 7' 6" Max ( 2.41m Max x 2.29m Max )

A charming single bedroom complete with a built-in cupboard, offering a practical yet cozy space. This would also be perfect as a home office for someone working from home in these modern times.

## Bathroom

The bathroom has tiling to splash areas and is fitted with a two piece suite comprising a bath with shower over and a wash hand basin.

## Wc

A separate wc with tiled walls.

## Loft

A fantastic storage area, easily accessed from the landing via a convenient pull-down ladder.

## Outside

To the front, a neat lawn framed by hedge borders creates a welcoming approach, complemented by a side driveway offering off-street parking for two vehicles and an EV charging point. The rear garden is designed for easy maintenance, featuring a paved area ideal for outdoor seating, a stretch of lawn beyond, and a handy storage shed.

## Solar Panels

The property benefits from Solar Panels which are fully owned.



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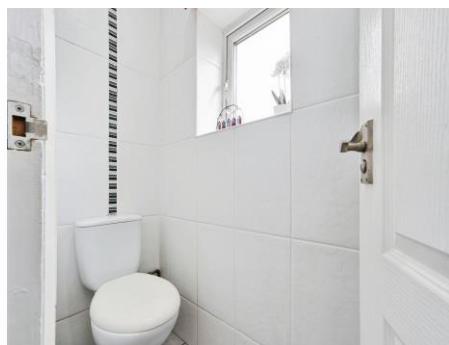
## Queensway, Guiseley Leeds

- THREE GOOD SIZE BEDROOMS
- KITCHEN/DINER
- UTILITY ROOM
- OFF STREET PARKING FOR TWO CARS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£230,000**



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