



# 27 NEW WAY GUISELEY LS20 8JR

Asking price **£525,000**

## FEATURES

- Extended & Well Presented Semi-Detached Home
- Enclosed South Westerly Facing Garden Perfect For Enjoying The Afternoon Sun
- Three Double Bedrooms With One Having Extensive Fitted Wardrobes
- Loft Space Accessed Via A Ladder, Ideal For A Hobbies/ Games Room Or Office
- Driveway With Detached Garage
- Good Sized Sitting Room & Additional Snug Ideal For Growing Families
- Kitchen With Side Porch & Dining Room Vaulted Ceiling Out To The Rear Garden
- Downstairs Cloakroom & Modern House Bathroom With A White Three Piece Suite
- Tenure Freehold / EPC Rating C / Council Tax Band E
- Highly Sought After & Popular Residential Area



# Extended 3 Bedroomed Semi Detached With West Facing Garden

Situated in a highly desirable residential area, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The good-sized sitting room is a welcoming area, ideal for family gatherings or quiet evenings in.

The home boasts three well-proportioned double bedrooms, making it suitable for families or those seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents. The kitchen, complete with a side porch, is functional and provides a lovely space for culinary creativity with the vaulted dining room enjoying a lovely outlook onto the rear garden with French doors.

One of the standout features of this property is the enclosed south westerly facing garden, which is perfect for enjoying the afternoon sun. This outdoor space is ideal for gardening enthusiasts or for simply unwinding after a long day. Additionally, the driveway accommodates parking for up to three vehicles, providing convenience for families or guests.

For those in need of extra storage or workspace, the detached garage, equipped with an electric roller door, adds further appeal to this property. The loft space provides a useful games or hobbies area or a potential space for those working from home.

In summary, this semi-detached house in Guiseley is a wonderful opportunity for anyone looking for a comfortable and spacious family home in a desirable location. With its excellent amenities and inviting outdoor space, it is sure to impress.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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

### Entrance Hall

A welcoming entrance hall with exposed wooden floorboards, stairs up to the first floor, cloakroom off and attractive original wooden door with stained glass.

### Cloakroom

With a low suite w.c and wash basin. Tiled floor and window to the rear elevation.

### Sitting Room 18'0" x 11'4" (5.49m x 3.45m)

A lovely light and airy reception room having a feature stone fireplace housing a multi-fuel stove with granite hearth. Ceiling cornice, radiator, bay window to the front elevation and double doors into:

### Dining Room 11'4" x 11'0" (3.45m x 3.35m)

A delightful room enjoying a vaulted ceiling giving a wonderful feel of space and benefiting from French doors out to the rear garden. Tiled floor, radiator and door into:

### Kitchen 13'4" x 8'9" (4.06m x 2.67m)

With a range of base and wall units incorporating cupboards, drawers, under-unit lighting and granite work surfaces with upstands. Inset one and a half bowl sink, integrated dishwasher and double electric oven with a four ring ceramic hob having a cooker hood over. Space for a freestanding fridge/freezer and plumbing for an automatic washing machine., recessed spotlights, vinyl flooring, window to the rear elevation overlooking the garden and archway into:

### Snug 10'4" x 8'9" (3.15m x 2.67m)

A third reception room, an ideal space for growing families with a bay window to the side elevation. Multi-fuel stove with stone hearth, radiator, vinyl flooring, recessed cupboard and radiator.

### Side Porch

A great space for boots and coats with windows to two sides and door to the front elevation.

### First Floor

#### Landing

With window to the side elevation, radiator and useful linen cupboard.

#### Bedroom 1. 11'4" x 9'4" (3.45m x 2.84m)

A generous double bedroom with an extensive range of fitted wardrobes, radiator and window to the rear elevation with an attractive open outlook.

#### Bedroom 2. 11'3" x 9'10" (3.43m x 3.00m)

Another good sized double bedroom with radiator and bay window to the front elevation. Laddered access to the loft space.

#### Bedroom 3. 11'2" x 9'7" (3.40m x 2.92m)

A third double bedroom with radiator and window to the side elevation.

### Bathroom

A modern house bathroom comprising a white suite with a low suite w.c, wash basin with cupboards and drawers under and panelled double ended bath having a shower attachment and fixed rainfall shower. Fully tiled walls and floor and window to the side elevation.

### Loft Space 19'11" x 9'5" (6.07m x 2.87m)

A terrific space which is currently used as a games/hobbies room but would also be ideal for those



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working from home. Access via a fold down ladder into the bedroom with two large velux windows with attractive views and under-eaves storage.

### Outside

The property enjoys a delightful south westerly facing predominantly lawned rear garden ideal for growing families to enjoy as well as those wanting to enjoy the afternoon sun. Flower borders provide an abundance of colour with mature shrubs and plants whilst a green house and garden shed provide useful storage and space for growing your own fruit and vegetables. A crazy paved patio provides an ideal space for outdoor entertaining whilst the drive provides off road parking for numerous vehicles. The property also has a lawned front garden with flower borders.

### Garage 19'7" x 9'2" (5.97m x 2.79m)

A spacious detached garage with an up and over door, light, power, windows to the side and rear as well as door to the side elevation.

### 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 E. 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.



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### 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.

### 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.

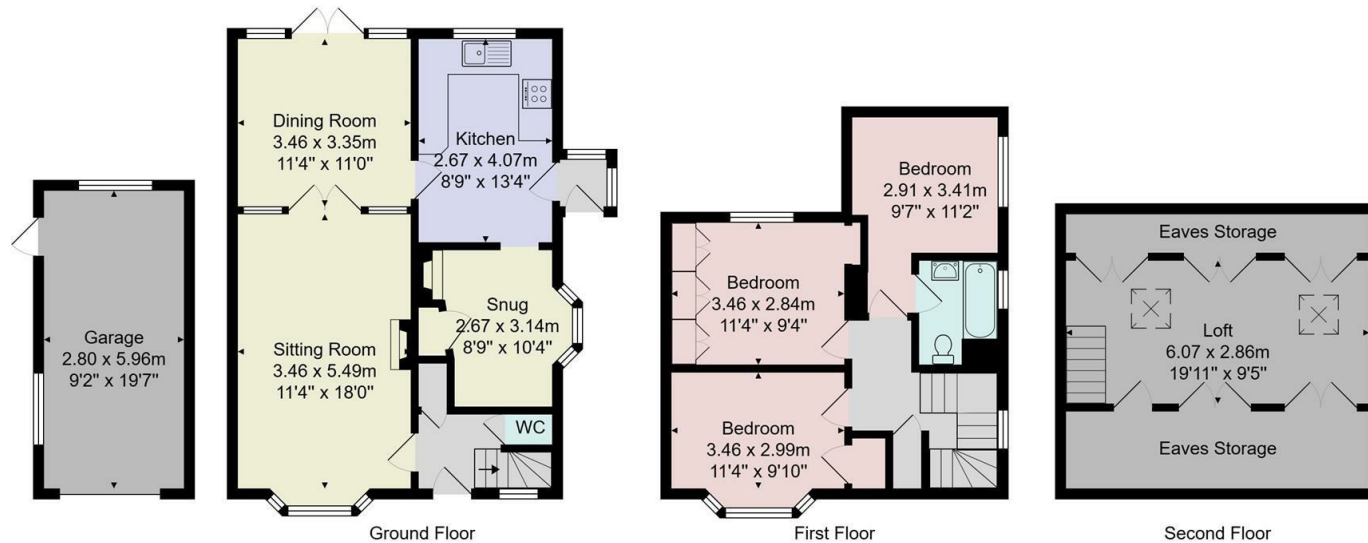
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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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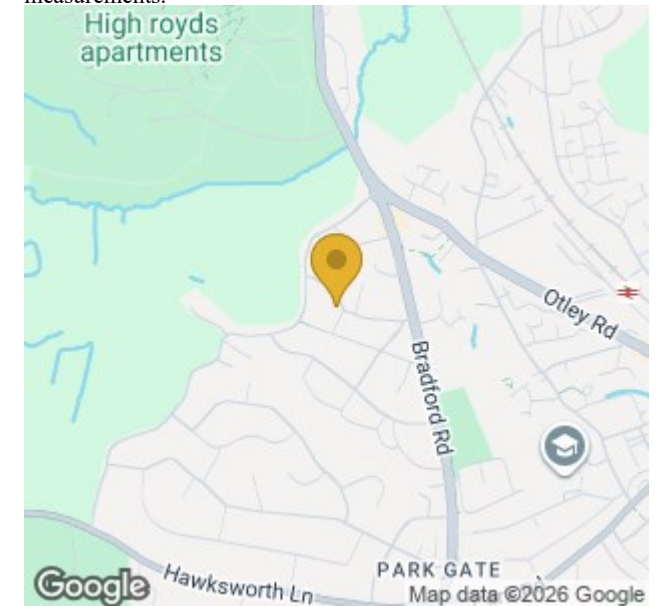
Total Area: 133.5 m<sup>2</sup> ... 1437 ft<sup>2</sup> (excluding garage)

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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