38 INGS LANE GUISELEY LS20 8DA

Asking price £350,000

FEATURES

- Well-Presented Semi-Detached Property
- Welcoming Entrance Hall & Modern Kitchen
- Elegant Sitting Room With Dining Room Enjoying Access To The Rear Garden
- Good Sized Bedrooms With The 3rd Bedroom Also Being Ideal For A Home Office
- House Bathroom With A White Suite & A Separate WC
- Attractive Rear Garden With Greenhouse & Patio
- Block-Paved Driveway With Single Detached Garage
- Tenure Freehold / EPC Rating D / Council Tax Band D
- Conveniently Situated Close To Local Amenities & Transport Links
- Ideal Opportunity For A Variety Of Buyers To Enjoy

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Well-Presented 3 Bedroom Semi-Detached Home In Guiseley

Nestled in the charming area of Ings Lane, Guiseley, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 932 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The elegant sitting room, which seamlessly connects to the dining area, provides a warm and inviting space for both relaxation and entertaining. This area enjoys direct access to the attractive rear garden, making it ideal for family gatherings or quiet evenings outdoors. The garden is not only a lovely retreat but also includes a greenhouse, perfect for gardening enthusiasts.

This residence boasts three well-proportioned bedrooms, including two generous double rooms that offer ample space for rest and relaxation as well as the option of a home office. The bathroom is conveniently located to serve the needs of the household.

For those with vehicles, the property includes a block-paved driveway that accommodates parking for at least two cars, along with a single detached garage, providing additional storage or parking options.

The surrounding area of Guiseley is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a wonderful place to live.

This semi-detached house on Ings Lane presents a fantastic opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its ample space and convenient features, it is sure to appeal to a wide range of buyers.

Do not miss the chance to make this lovely property your new home and contact Shankland Barraclough today to arrange a viewing.

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:

Ground Floor

Entrance Hall
A welcoming entrance hall having a composite door with side screens, radiator and stairs up to the first floor.

Sitting Room 13'5" x 12'11" (4.09m x 3.94m)
A elegant reception room having a feature fireplace housing a fitted gas fire. Radiator, window to the front elevation and doors into:

Dining Room 11'3" x 10'7" (3.43m x 3.23m)
Another generous reception room adjoining the kitchen with radiator and sliding doors out to the rear garden.

Kitchen 11'3" x 8'11" (3.43m x 2.72m)
A smart kitchen having a range of modern base and wall units incorporating cupboards and drawers and coordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap and integrated appliances including a washing machine, double electric oven and four ring electric hob having an extractor over. Space for a freestanding fridge/freezer, useful pantry cupboard, laminate flooring, radiator, door to the side and window to the rear elevation overlooking the rear garden.

First Floor

Landing
With window to the side elevation and airing cupboard housing the central heating boiler.

Bedroom 1. 12'11" x 9'11" (3.94m x 3.02m)
A good sized double bedroom having an extensive range of fitted wardrobes with radiator and window to the front elevation.

Bedroom 2. 8'5" x 8'3" (2.57m x 2.51m)
Double bedroom with radiator and window to the rear elevation.

Bedroom 3. 9'10" x 6'0" (3.00m x 1.83m)
A single bedroom but would also make an ideal office for those working from home with radiator and window to the front elevation.

Bathroom
With a white suite comprising a panelled bath with shower over and wash hand basin with cupboards under. Heated towel rail, fully tiled walls and window to the rear elevation

Separate W.C
With low suite and window to the rear elevation.

Outside
To the rear of the property there is an attractive predominantly lawned garden with flower borders, flagged patio and greenhouse whilst to the front there is a further lawned area with flower borders. The block-paved driveway provides off road parking for numerous vehicles and the single detached garage with up and over door, power and light provides useful storage.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Block-paved driveway providing off road parking & detached garage

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 D. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

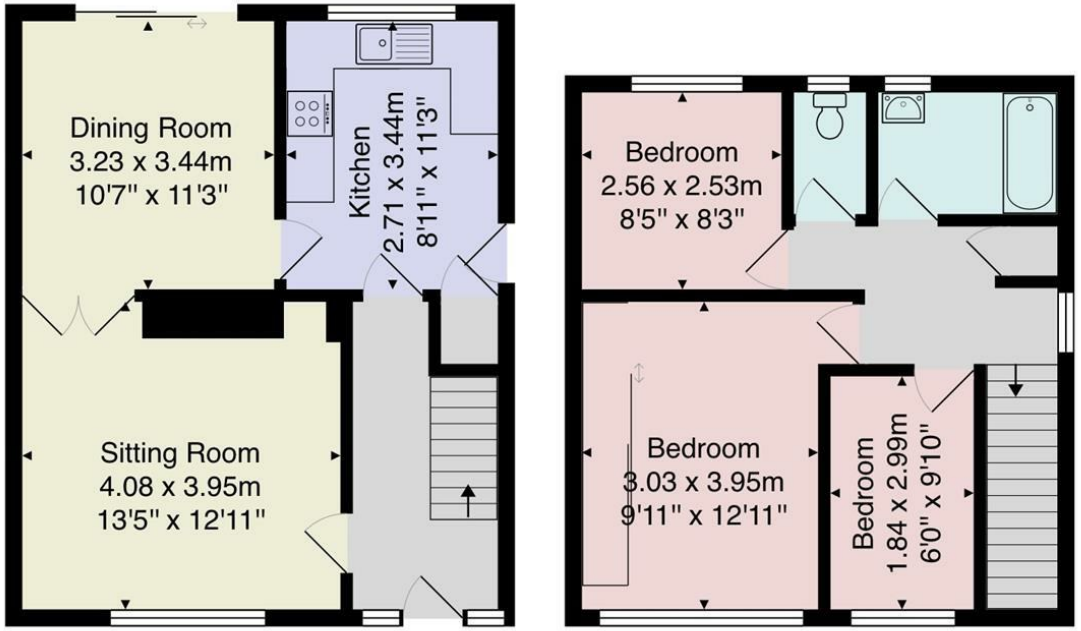
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.



Total Area: 86.5 m² ... 932 ft²
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 room
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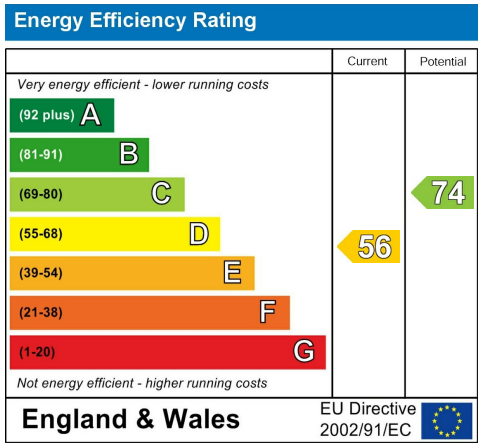
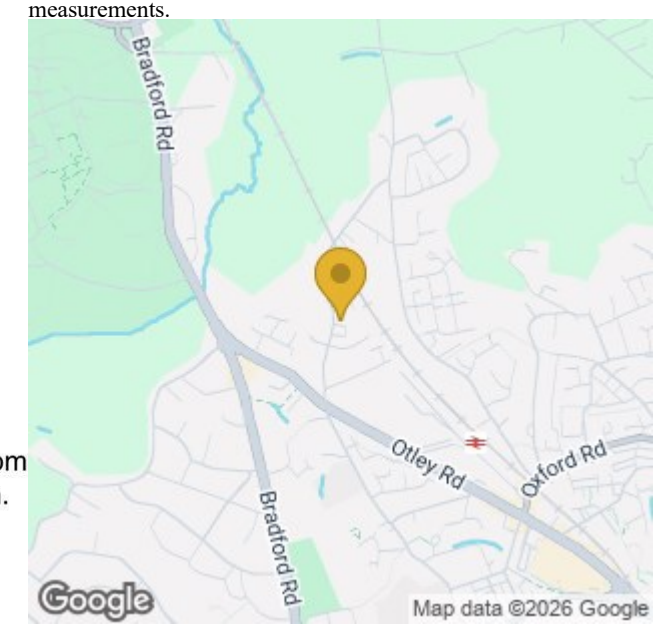


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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