





Queensway,Guiseley Leeds LS20 9LB

william h brown

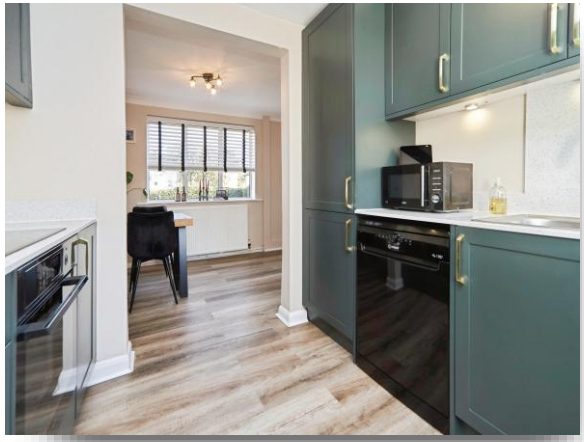
welcome to

Queensway, Guiseley Leeds

Offered with no onward chain, this spacious three-bedroom mid-terrace home features a modern kitchen, separate dining room, bright rear living room with garden views, bathroom and separate WC. Boasting generous front and rear gardens plus off-street parking for two cars, early viewing is advised.













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.

Hallway
A bright and welcoming entrance hallway with neutral décor, creating an immediate sense of space and light. The hallway features attractive wood-effect flooring, a central heating radiator, and a carpeted staircase rising to the first floor with a window providing natural daylight. There is also a useful understairs storage cupboard. Doors lead to the ground floor accommodation, while the tasteful decoration offers a warm and inviting first impression of the home.

Living Room
A spacious and beautifully presented living room positioned to the rear of the property, enjoying pleasant views over the garden through large sliding patio doors. Flooded with natural light, this inviting reception room offers ample space for comfortable seating and entertaining, while the neutral décor creates a bright and relaxing atmosphere. The patio doors provide seamless access to the outdoor seating area and garden beyond, making this an ideal space for both everyday living and summer gatherings.

Kitchen
A stylish kitchen, newly fitted in 2024, fitted with a contemporary range of shaker-style wall and base units complemented by contrasting work surfaces and attractive brass-effect handles. The kitchen incorporates an integrated oven, fridge freezer, induction hob with extractor hood over, inset sink and drainer, and space for a washing machine and dishwasher. A window and glazed rear door provide plenty of natural light and offer access to the garden, while the open-plan archway leads through to the dining area, creating an excellent space for both everyday living and entertaining. Attractive wood-effect flooring completes this modern and practical room.

Dining Room
A good-sized dining room offering ample space for a family dining table and chairs, making it ideal for both everyday meals and entertaining guests. The room benefits from a large front-facing window that fills the space with natural light, complemented by attractive wood-effect flooring and neutral décor. Open access to the kitchen creates a practical flow throughout the ground floor, enhancing the sociable feel of the home.

Bedroom One
A generous double bedroom beautifully presented in soft, neutral tones. The room offers ample space for a king size bed and additional bedroom furniture, while a large window allows an abundance of natural light and enjoys pleasant open aspects. Two fitted storage cupboards provide useful wardrobe space.

Bedroom Two
A well-proportioned double bedroom enjoying a pleasant outlook from the large window, allowing plenty of natural light to fill the room. Beautifully presented in neutral tones with soft carpeting underfoot, the room provides ample space for a king size bed and additional bedroom furnishings. The room also benefits from a built in storage cupboard.

Bedroom Three
A versatile third bedroom offering flexibility to suit a variety of needs. With a fitted cupboard and space for a single bed and bedroom furniture if desired. Neutrally decorated with soft carpeting, this is an ideal nursery, child's bedroom, study, or work-from-home space.

Bathroom
A two-piece bathroom fitted with a white suite comprising a panelled bath with shower over and a hand basin with storage below. Finished with stylish black fittings and a matching black heated towel rail, the room offers a sleek and contemporary feel.

Wc
A separate WC fitted with a low-level toilet, providing added convenience for family living.

Externally
The property is approached via a generous front garden, predominantly laid to lawn, creating an attractive outlook and setting the home well back from the road. The enclosed rear garden is a particular feature of the property, predominantly South facing and offering a generous outdoor space ideal for families and entertaining alike. Immediately to the rear is a paved patio seating area, perfectly positioned for outdoor dining and relaxation, with direct access from the living room and kitchen. Beyond, a substantial lawn extends to the rear boundary, providing plenty of space for children to play or keen gardeners to enjoy. The garden is enclosed by fencing, offering a good degree of privacy, and benefits from a useful outbuilding providing valuable storage space and benefiting from having electricity and water. Additionally there is a hot and cold external tap. A stepping-stone pathway leads through the lawn, completing this attractive and well-maintained outdoor area.

Parking
The property benefits from valuable off-street parking to the rear, providing space for up to two vehicles. Conveniently positioned and easily accessible, this practical feature offers secure everyday parking and complements the generous outdoor space on offer.

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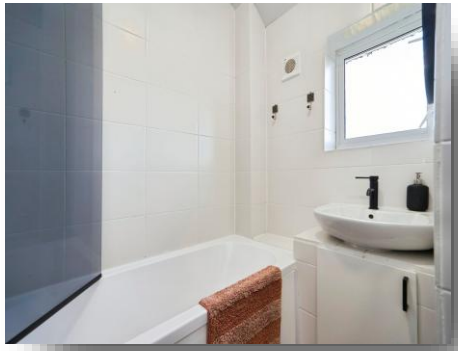
Queensway, Guiseley Leeds

- BEAUTIFULLY PRESENTED MID TERRACE HOUSE
- THREE BEDROOMS
- STYLISH KITCHEN OPEN TO THE DINING ROOM
- GENEROUS FRONT & PREDOMINANTLY SOUTH FACING REAR GARDENS
- OFF STREET PARKING FOR UP TO TWO VEHICLES

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107661 - 0004

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