



Ashtofts Mount, Guiseley Leeds LS20 9DB

welcome to

Ashtofts Mount, Guiseley Leeds

A beautifully presented mid-terrace home in a highly sought-after location, featuring stylish décor throughout. The property offers two good sized bedrooms, a modern kitchen/diner, and a private rear garden. Ideally situated close to local amenities and within easy reach of Guiseley Train Station.



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 from the front into the hallway with stairs leading to the first floor.

Lounge

14' Max x 13' 4" Max (4.27m Max x 4.06m Max)
A bright and airy room having a feature fireplace.

Kitchen/Diner

16' 9" Max x 8' 11" Max (5.11m Max x 2.72m Max)
The modern kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above. Integrated appliances include an oven, fridge freezer and there is space for a washing machine. The dining area has room for a table and chairs and a door to the rear gives access to the garden.

Bedroom One

14' 2" Max x 13' 3" Max (4.32m Max x 4.04m Max)
A spacious double bedroom with fitted wardrobes.

Bedroom Two

13' 11" Into recess x 8' 11" Max (4.24m Into recess x 2.72m Max)
A good size room with space for free standing furniture.

Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wc, wash hand basin with storage below and a chrome heated towel

rail.

Outside

To the rear there is a private low maintenance garden with a paved seating area and decking.

Agents Note

There is a easement on the title, please enquire with the branch - Right of way to the rear.



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Ashtofts Mount, Guiseley Leeds

- MID TERRACE HOUSE
- TWO GOOD SIZE BEDROOMS
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107125 - 0003

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)