

# Ornella's Estates

PROUDLY INDEPENDENT



## 49 The Poplars

Guiseley, Leeds, LS20 9PF

Offers over £240,000



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## INTRODUCTION

Situated in the highly sought-after area of Guiseley on The Poplars, this charming brick-built mid-terrace home offers an exciting opportunity for buyers looking to create their ideal living space. While the property would benefit from some modernisation, its superb location and fantastic layout make it a perfect canvas to truly make your own.

Ideal for first-time buyers or those looking to downsize, the home welcomes you with a practical entrance porch perfect for coats and shoes, leading into a comfortable family lounge. To the rear, you'll find a kitchen and an additional porch area, offering great potential for redesign.

Upstairs, the property features three bedrooms and a house shower room. The front garden is beautifully maintained, with a lawn, flowers, and mature shrubbery creating a welcoming first impression. To the rear, a low-maintenance patio garden provides a private outdoor space, with access to a detached garage and off-street parking.

This is a fantastic opportunity to secure a home in a desirable location and add your own style and value. Early viewing is highly recommended.

## WHAT OUR VENDORS SAY

### LOCATION

Guiseley is a highly regarded and well-connected town in West Yorkshire, offering an excellent range of local amenities, schooling, and green spaces, making it particularly popular with families and commuters alike. The area benefits from a variety of childcare options including Busy Bees in Guiseley and Guiseley Children's Day Nursery, along with well-regarded primary schools such as St Oswald's CofE Primary School, Guiseley Primary School, Tranmere Park Primary School and Green Meadows Academy. For older students, Guiseley School provides secondary and sixth form education within the town. Guiseley boasts a wide selection of everyday amenities including supermarkets such as Morrisons, Aldi, Marks & Spencer and Co-op, alongside a mix of independent cafés, restaurants, pubs and eateries centred around Otley

Road and the retail parks. The town is well served for transport, with Guiseley Train Station offering regular links to Leeds, Bradford and surrounding areas, ideal for commuters. For those who enjoy the outdoors, the nearby Yorkshire countryside provides stunning walks, including the popular Guiseley Gallops and access to scenic routes around Otley Chevin, perfect for walking, cycling and enjoying the natural surroundings. Overall, Guiseley offers a superb balance of convenience, community and countryside living.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 9PF

### APPROACH

The Poplars is a great location. As you approach this lovely home, you can immediately see the kerb appeal it offers. Comprising:

### ENTRANCE PORCH

Comprising Upvc double glazed door to the front elevation. Storage cupboard. Door to:

### FAMILY LOUNGE

16'7" x 11'10" (5.075 x 3.618)

This is a spacious family lounge comprising Upvc double glazed window to the front elevation. TV point. Understairs storage. Gas fire with brick surround. Radiator.

### KITCHEN

14'8" x 7'7" (4.473 x 2.312)

Comprising door leading to the rear elevation. Windows to the rear elevation. A wide range of wall and base units with laminate worktops. Stainless steel sink. Points for cooker, washing machine and fridge freezer.

### FIRST FLOOR

### LANDING AREA

Access to loft with pull down ladders. A great space providing ample storage. Doors to:

### BEDROOM.1.

14'8" x 8'6" (4.49 x 2.616)

A great double bedroom comprising Upvc double glazed windows to the front elevation boasting long distant views. Single radiator. Fitted wardrobes.

Tel: 01943 661506

## BEDROOM.2.

10'0" x 6'4" fitted wardrobes (3.061 x 1.946 fitted wardrobes)  
Another great bedroom comprising Upvc double glazed window to the rear elevation. Single radiator. Fitted wardrobes.

## BEDROOM.3.

10'2" max x 5'10" (3.108 max x 1.794)  
A good size single comprising Upvc double glazed window to the rear elevation. Radiator.

## HOUSE SHOWER ROOM

6'2" x 6'0" (1.883 x 1.850)  
Comprising shower cubicle, wash hand basin, low level w.c. Part tiled walls. Upvc double glazed window. Radiator.

## OUTSIDE

### FRONT GARDEN

A lovely and well maintained lawned garden with flowers and shrubbery.

### REAR GARDEN

To the rear of the property there is an enclosed easy maintained patio seating area. Ideal for those who enjoy sitting out without having to do all the hard work. A gate leads to the garage and parking.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be

entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLANS HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



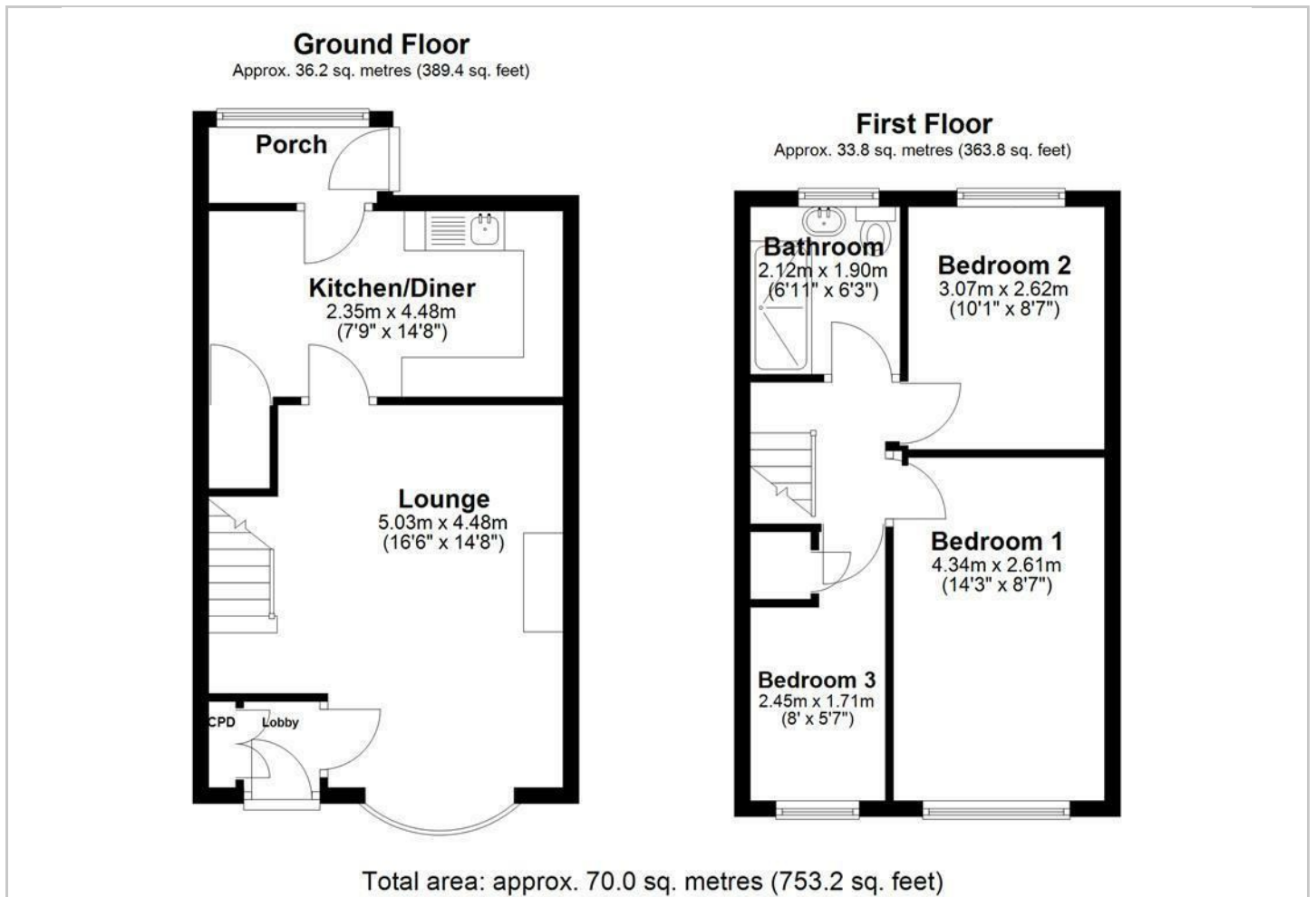
## Hybrid Map



## Terrain Map



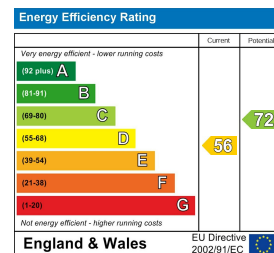
## Floor Plan



## Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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