



**Fieldhead Road, Guiseley Leeds LS20 8DU**



**welcome to**

**Fieldhead Road, Guiseley Leeds**

A spacious semi-detached family home in a desirable area of Guiseley. The home features three bedrooms, a modern kitchen and a four-piece bathroom. Ready to move into with front and rear gardens, off-street parking and a detached garage—ideal for comfortable family living.



## 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 welcoming hallway with an understairs storage cupboard and stairs leading to the first floor.

## Lounge/Diner

A spacious, bright and airy room with a feature gas fireplace. The bay window to the front and fully glazed sliding doors to the rear allow lots of natural light to flow through.

## Kitchen

A modern kitchen offering a good range of wall and base units with white gloss doors and wood work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, dishwasher and there is space for a fridge freezer. Fully glazed patio doors open to the garden.

## Bedroom One

A spacious double bedroom with room for free standing furniture.

## Bedroom Two

A good size double bedroom with fitted wardrobes.

## Bedroom Three

A single bedroom with space for free standing furniture.

## Bathroom

Fully tiled and fitted with a four piece suite

comprising a bath, shower cubicle, hand basin and wc.

## Outside

To the front of the property there is a small lawn and a driveway to the side providing off street parking. To the rear, a paved seating area leads off the dining room with a lawn beyond.

## Garage

A single detached garage, a great storage space.



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## **Fieldhead Road, Guiseley Leeds**

- SPACIOUS SEMI DETACHED FAMILY HOME
- READY TO MOVE INTO ACCOMMODATION
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107318 - 0003

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