

10 Tramways

Otley Road | | Guiseley | LS20 8LY

£215,000

TRANMER WHITE
Trusted Estate Agents

Key features

- Two bedroom duplex apartment
- Mezzanine principal suite
- Communal courtyard area
- Conveniently situated for Nuffield Gym, the train station and shopping centre.
- Secure gated car park
- Recently fitted kitchen
- No onward chain





Description

A very smart duplex apartment situated within the conversion of the former Guiseley tram depot known as "Tramways", well positioned on the edge of Guiseley with a wide range of amenities within easy walking distance, including Guiseley train station.



The apartments are arranged around an attractive communal courtyard and benefit from the added feature of a secure gated car park to the rear, together with further communal grounds beyond the courtyard.

The accommodation provides an entrance hall with useful storage cupboard, a modern bathroom and an impressive open-plan living and dining area featuring a full-height ceiling and recently fitted kitchen. A bedroom completes the ground-floor accommodation.

To the first floor is a generous mezzanine bedroom with built-in wardrobes and a stylish en-suite bathroom.



Outside, there is a particularly pleasant communal courtyard area with access to the secure rear car park and further communal grounds beyond. This is a superb opportunity to acquire a well-presented duplex apartment in a convenient and popular location.

A very smart duplex apartment situated within the conversion of the former Tramways.

With electric heating, the accommodation comprises:

Reception
An impressive glazed entrance, complemented by a secure video entry system, opens into an elegant communal reception area with individually designated post boxes for each apartment. From here residents have access to a beautifully landscaped and thoughtfully maintained inner communal courtyard, providing a peaceful and attractive shared outdoor space.

GROUND FLOOR

Private Entrance Hall
Accessed via a wooden door with glazed panel, the welcoming entrance hall features wood flooring, a generous storage cupboard with shelving, and a further cupboard housing the hot water cylinder.

Open Plan Dining/Sitting Room
25'8 x 14'02 (max)
With two windows overlooking the front, this spacious open-plan room features an impressive full-height ceiling with a mezzanine above, creating a good sense of space and volume. A combination of carpet and wood flooring, and recessed spotlights. Wall mounted video entry system.

Kitchen
10'03 x 9'05
Recently fitted and open plan to the dining room, with a glazed partition creating a light and spacious feel, the kitchen comprises a good range of Howdens base and wall units with quartz worktops and matching upstands. Features include slate-effect luxury vinyl tile flooring, a recessed 1½-bowl sink, tiled splashback and recessed spotlights. Integrated appliances include a fridge, freezer, oven, induction hob with extractor, wine fridge, slimline dishwasher, washing machine and microwave.

Bathroom
6'08 x 6'03
The bathroom comprises a pedestal wash hand basin, bath with shower attachment, towel rail and concealed-cistern WC. The room is finished with tiled walls, recessed spotlights and non-slip flooring.

Bedroom
10'02 x 7'08
With a window to the front.

FIRST FLOOR

Bedroom
25'07 x 10'09
A particularly impressive and generously proportioned room, featuring an open balcony-style mezzanine overlooking the space below. The room also benefits from fitted double wardrobes, offering excellent storage.

Shower Room
6'11 x 5'04
The shower room comprises a shower cubicle, WC and pedestal wash hand basin, with tiled splashback, fitted mirror, towel rail, extractor fan and recessed spotlights.









Secure Parking
At the rear of the property there is an electronically operated gate providing access to the allocated parking. There is also access directly off this car park via a rear entrance to the building.

Communal Outside space
As previously mentioned, the development benefits from a communal courtyard with an open roof, creating a bright and airy shared space. The courtyard is smartly landscaped, being mainly paved and gravelled, with an ornamental bridge and a variety of established planting, providing a pleasant and tranquil area for residents to enjoy.

Tenure
We are informed by the client/s that the property is Leasehold.

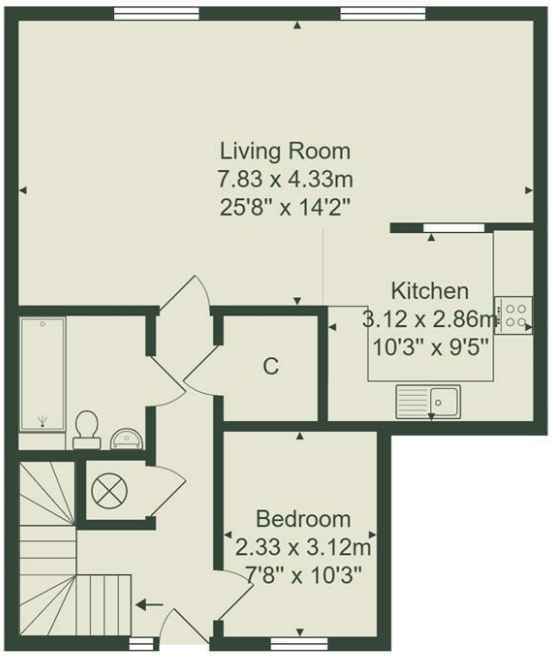
Service Charge
We are informed the current service charge is £1850 per annum.
We are advised that the lease is a 999 year lease which commenced in 2003.

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

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.

Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Floor plans

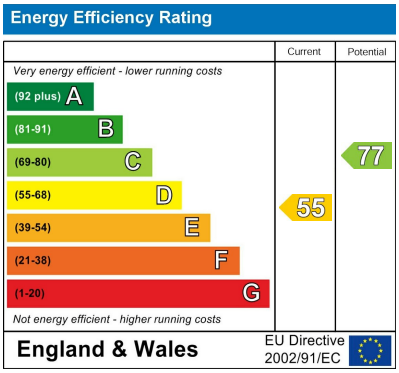


Ground Floor



First Floor

All measurements are approximate and for display purposes only.
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