



# 2 THOMAS DRIVE GUISELEY LS20 9PL

Asking price £419,000

## FEATURES

- A Smartly Presented Detached Family Home
- Light & Airy Sitting Room Enjoying A Dual Aspect
- Master Bedroom With En-Suite Shower Room
- Lawned Enclosed Garden & Driveway With Electric Charger
- Ideal For A Variety Of Buyers To Secure A Property In A Popular Area
- Modern Dining Kitchen With French Doors Out To The Garden
- Welcoming Entrance Hall With Study Area & Cloakroom
- Two Further Double Bedrooms & A House Bathroom
- Tenure Freehold / EPC Rating C / Council Tax Band D
- Conveniently Situated Close To Local Amenities & Transport Links



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# Well-Presented 3 Bedroom Detached Family Home In Guiseley

Nestled in the charming area of Guiseley on Thomas Drive, this delightful three-bedroom house offers a perfect blend of modern living and comfort. Spanning an impressive 850 square feet, the property features a light and airy sitting room, as well as a welcoming entrance hall that includes a convenient study area, ideal for those who work from home or require a quiet space for study.

The heart of the home is undoubtedly the modern dining kitchen, which boasts French doors that open out to a beautifully maintained enclosed garden. This outdoor space is perfect for entertaining guests or enjoying a peaceful afternoon in the sun. The garden is lawned, providing a lovely green area for children to play or for gardening enthusiasts to cultivate their favourite plants.

The property comprises three double bedrooms, ensuring ample space for family or guests. The master bedroom benefits from an ensuite bathroom, while a well-appointed house bathroom serves the other two bedrooms, providing convenience and privacy for all.

Additionally, the house offers parking for two vehicles with electric charging point, a valuable feature in this sought-after location. With its light and airy interiors, this home is both inviting and functional, making it an excellent choice for families or professionals alike.

In summary, this property on Thomas Drive is a wonderful opportunity to acquire a modern family home in a desirable area, combining comfort, style, and practicality. Do not miss the chance to make this lovely house your new home by calling Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## Guiseley

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Hall

A welcoming entrance hall having extremely useful floor to ceiling cupboards, ideal for coats and boots. Attractive tiled floor, composite entrance door, stairs up to the first floor and cloakroom off. The area under the stairs is currently being used as an office space perfect for those working from home.

#### Cloakroom

With a white suite comprising a low suite w.c and pedestal wash hand basin. Tiled floor and radiator.

#### Sitting Room 15'5" x 9'6" (4.70m x 2.90m)

A light and airy reception room with radiator and enjoying a dual aspect with windows to both the front and side elevation.

#### Dining Kitchen 15'5" x 9'6" (4.70m x 2.90m)

A smart dining kitchen the 'heart' of any home having a range of modern base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having upstands and a tiled splash back. Inset one and a half bowl stainless steel sink unit with rinser style mixer tap and integrated electric oven with a four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, plumbing for a dishwasher and automatic washing machine. Tiled flooring, window to the side and front elevation and French doors out to the garden.

### First Floor

#### Landing

With linen cupboard.

#### Bedroom 1. 12'0" x 9'6" (3.66m x 2.90m)

A good sized double bedroom with radiator and window to the side elevation.

#### En-Suite Shower Room

Having a white suite comprising a low suite w.c, pedestal wash hand basin and tiled shower stall. Part tiled walls, tiled floor and window to the side elevation.

#### Bedroom 2. 9'6" x 9'1" (2.90m x 2.77m)

Another double bedroom with radiator and window to the front elevation.

#### Bedroom 3. 9'6" x 6'1" (2.90m x 1.85m)

A third double bedroom or would also make a terrific home office or dressing room with window to the side elevation and radiator.

#### Bathroom

A family bathroom again with a white suite having a panelled bath, low suite w.c and pedestal wash hand basin. Part tiled walls, vinyl flooring, radiator and window to the front elevation.

#### Outside

The property enjoys a generous enclosed lawned garden ideal for a growing family to enjoy as well as having a flagged patio which is situated off the kitchen, ideal for outdoor entertaining. A double driveway provides off road parking for two vehicles with an electric charging point.

#### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

There is a maintenance charge for the communal green areas on the estate (around £88 per year).



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### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water - Low/Medium  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



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### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

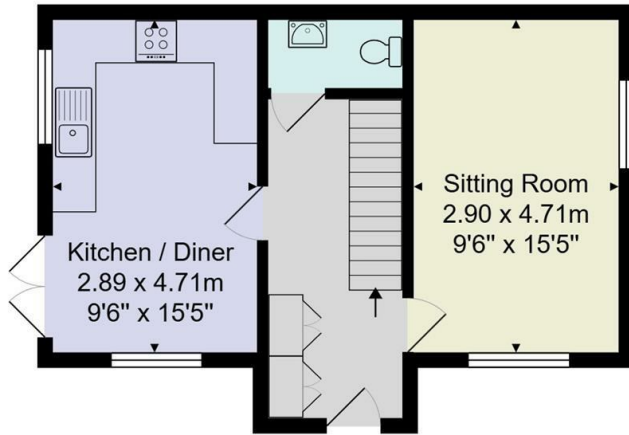
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

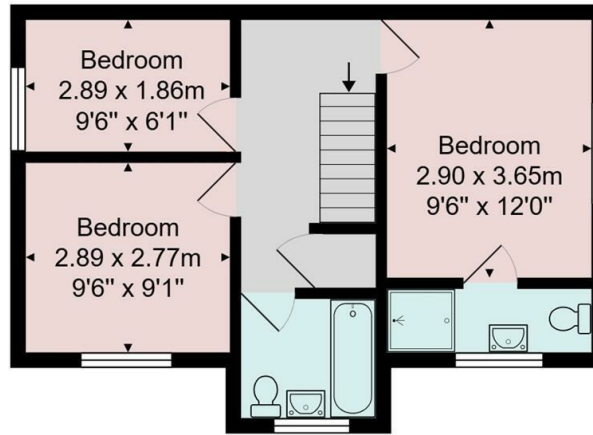
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



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Ground Floor



First Floor

Total Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
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