Ornella's Estates

PROUDLY INDEPENDENT



16 Nunroyd Avenue

Guiseley, Leeds, LS20 9LP

Price £329,950

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INTRODUCTION

Stunning Double-Fronted Stone Through Terrace on the Ever-Popular Nunroyd Avenue, Guiseley

Beautifully Presented | Three Bedrooms | Modern Kitchen | Downstairs W.C. | Driveway Parking | Stunning Rear Garden | Open Aspect to the Rear

Situated on the ever-popular Nunroyd Avenue, right in the heart of Guiseley, this absolutely stunning double-fronted stone through terrace is a home that truly has it all! Beautifully presented throughout and ready to move straight into, this much-loved property offers stylish, modern living, generous outdoor space and a fantastic location that is hard to beat.

Perfectly positioned within easy walking distance of Guiseley's excellent local schools, shops, supermarkets, restaurants, retail park and train station, the property is also ideally placed for enjoying the great outdoors, with Guiseley playing fields bordering the rear garden and the beautiful Nunroyd Park just a short stroll away.

Stepping inside, you are welcomed by an inviting entrance hallway leading through to a gorgeous family lounge, offering a wonderful space to relax and unwind. The newly fitted, contemporary kitchen is both stylish and practical, perfectly suited to modern family life, while a convenient downstairs W.C. adds that extra touch of everyday practicality.

To the first floor are three well-proportioned bedrooms and a lovely house bathroom, providing comfortable accommodation for families, couples and those looking for a little extra space.

Externally, the property continues to impress. To the front, a tarmacked driveway provides ample off-street parking, while to the rear lies a truly fabulous garden with an enviable open aspect. A beautiful patio seating area creates the perfect spot for morning coffee, alfresco dining or entertaining family and friends on warm summer evenings. Beyond, a mainly lawned garden stretches towards the adjoining playing fields, creating a wonderful sense of space and an idyllic backdrop for summer barbecues, drinks with friends and family gatherings.

Beautifully presented, superbly located and ready to move straight into, this is a home that offers the perfect blend of charm, comfort and contemporary living. Whether you are a growing family, a first-time buyer or simply looking for a home in one of Guiseley's most sought-after locations, this gorgeous property is sure to impress.

A fabulous home in a fantastic location – early viewing is highly recommended!

WHAT OUR VENDORS SAY

LOCATION

Situated in the popular and well-established area of Guiseley, Nunroyd Avenue enjoys a fantastic location, combining everyday convenience with lovely green spaces and a real sense of community. The property is ideally placed for easy access to Guiseley Town Centre, where a variety of independent shops, cafés, restaurants and local amenities can be found, while the nearby Nunroyd Park and surrounding playing fields provide wonderful opportunities for family walks, outdoor recreation, sports and enjoying the fresh air. Families are particularly well catered for, with a choice of nearby childcare and educational facilities, including Guiseley Nursery School, Busy Bees Guiseley and Guiseley Children's Day Nursery, alongside local primary schools such as St Oswald's Church of England Primary School, Guiseley Primary School, Tranmere Park Primary School, Queensway Primary School, Yeadon Westfield Infant and Junior Schools, and Ss Peter and Paul Catholic Primary School. For older children, Guiseley School and St Mary's Menston are among the secondary school options in the wider area. Shopping is wonderfully convenient, with Guiseley Retail Park and Westside Retail Park offering a variety of well-known names, including Next, TK Maxx, Argos and Marks & Spencer, alongside cafés and popular food outlets. Morrisons, Co-op and other nearby supermarkets make everyday essentials easy to reach. Commuters will also appreciate the convenience of Guiseley railway station, providing connections towards Leeds and Bradford, making this an excellent location for both work and leisure. Adding to Guiseley's charm is its much-loved annual Christmas lights switch-on, organised by the local Guiseley Lights team, which brings residents together to celebrate the festive season with sparkling displays, a lively community atmosphere and a wonderful sense of local pride. Altogether, Nunroyd Avenue offers an appealing balance of convenience, outdoor space, excellent local amenities and community spirit, making it a wonderful place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS20 9LP

APPROACH

As you approach this lovely home, you immediately see the kerb appeal it offers.

ACCOMMODATION

Comprising;

ENTRANCE HALLWAY

Step inside this lovely home. Composite entrance door to the front elevation. Upvc double glazed window to the front elevation. Single radiator. Stairs to first floor.

SPACIOUS FAMILY LOUNGE

17'5" x 11'5" (5.331 x 3.483)

Offering an abundance of natural light with duel aspect Upvc double glazed windows to the front and rear elevations overlooking the garden and lovely fields. Traditional living flame gas fire with tiled back and base, Cast iron surround and mantelpiece. TV point. Single radiator.

MODERN FITTED DINING KITCHEN

17'5" x 7'10" (5.316 x 2.393)

This beautiful modern kitchen again with duel aspect has Upvc double glazed windows to the front and rear elevations overlooking garden and fields. A wide range of beautifully fitted wall and base units with laminate worktops over. Composite door to rear elevation leading into the garden. Points for fridge freezer. Integral electric cooker with induction hob and extractor fan over. Astrite style sink one and a half bowl single drainer. Fitted integral washing machine,

DOWNSTAIRS W.C.
Always useful to have. Comprising low level w.c. and wash hand basin. Extractor fan and Boiler.

FIRST FLOOR

LANDING AREA
Comprising Upvc double glazed window to the rear elevation. Access to loft hatch which is fully boarded out with pull down ladders, power and light. Doors leading to:

BEDROOM.1.
12'7" x 11'5" into recess (3.840 x 3.491 into recess)
A great double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

BEDROOM.2.
10'10" x 9'1" (3.306 x 2.789)
Another lovely double bedroom comprising Upvc double glazed window to the front elevation. Single radiator. Shelving.

BEDROOM.3.
7'10" x 7'5" (2.406 x 2.264)
This is a good sized single. Comprising Upvc double glazed window to the rear elevation overlooking the garden and fields. Single radiator.

HOUSE BATHROOM
8'8" x 4'2" (2.656 x 1.291)
Comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Low level w.c. Vanity unit with built in wash hand basin. Fully tiled walls.

OUTSIDE

FRONT DRIVEWAY
To the front of the property there is a lovely tarmaced driveway providing ample off street parking.

REAR GARDEN
To the rear lies a truly fabulous garden with an enviable open aspect. A beautiful patio seating area creates the perfect spot for morning coffee, alfresco dining or entertaining family and friends on warm summer evenings. Beyond, a mainly lawned garden stretches towards the adjoining playing fields, creating a wonderful sense of space and an idyllic backdrop for summer barbecues, drinks with friends and family gatherings.

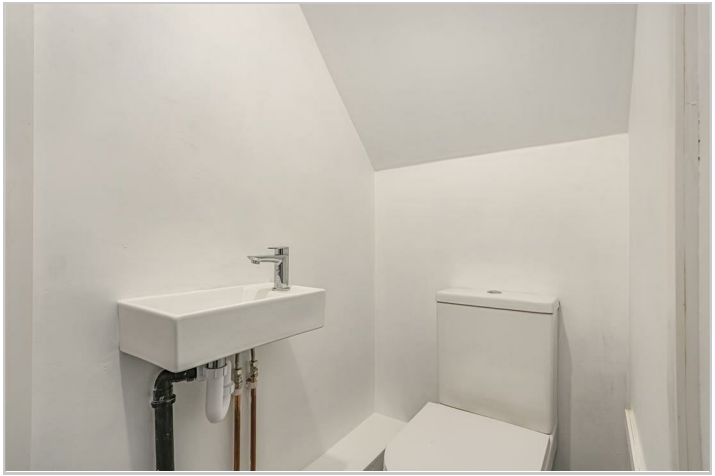
ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for 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 WOUD 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, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.









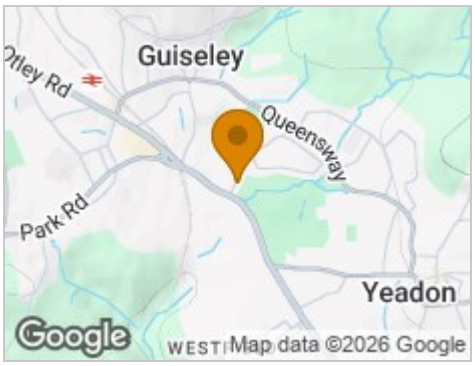
Road Map



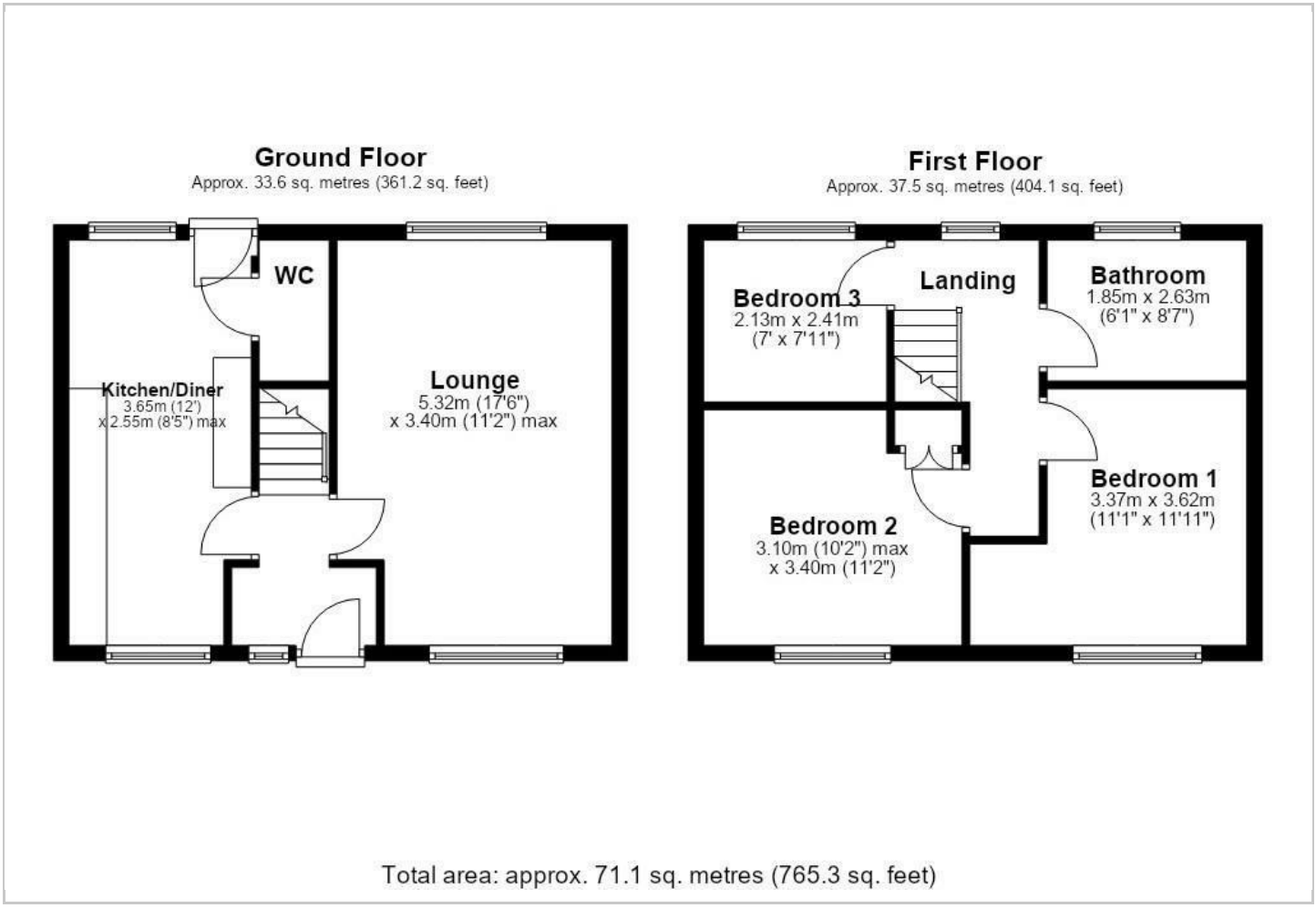
Hybrid Map



Terrain Map



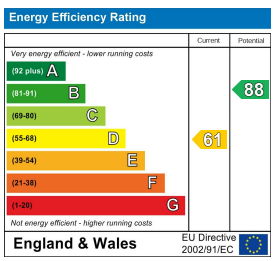
Floor Plan



Viewing

Please contact our Ornella'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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