



26 GRANVILLE TERRACE GUISELEY LS20 9DY

Asking price £450,000

FEATURES

- Stunning & Thoughtfully Modernised Mid Terraced Property
- Superb Modern Breakfast Kitchen & Utility/Cloakroom
- Three Further Bedrooms & A Smart House Bathroom
- Enclosed Lawned Garden With Flagged Patio Ideal For Entertaining
- Conveniently Situated Close To Countryside Walks, Schools & Amenities
- Elegant Reception Room With Log Burner & Snug
- Master Bedroom With En-Suite & Far Reaching Views
- Detached Garage & Off Road Parking A Vehicle
- Tenure Freehold / Council Tax Band C / EPC Rating C
- Beautifully Presented Turn Key Property Must Be Viewed To Be Fully Appreciated



Stunning 4 Bedroom Mid Terrace Thoughtfully With Long Distance Views

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 an attractive tiled floor, dado rail and radiator. Modern part glazed composite entrance door and stairs up to the first floor.

Dining/Sitting Room 12'6" x 10'8" (3.81m x 3.25m)

An elegant reception room having a feature log burning stove with wooden mantle and slate hearth. Picture rail, Karndean flooring, vertical radiator, window to the front elevation and access to the lower ground floor.

Breakfast Kitchen 13'10" x 13'0" (4.22m x 3.96m)

A simply stunning breakfast kitchen with a range of modern base and wall units incorporating a feature island with breakfast bar, cupboards and drawers with granite work surfaces having upstands. Inset one and a half bowl ceramic sink with mixer tap and integrated appliances including a dishwasher and multi fuel range oven having an extractor over. Space for an American style fridge/freezer, ceiling cornice, Karndean floor with underfloor heating and window to the rear elevation.

Rear Porch

With door to the rear.

Utility/Cloakroom

With plumbing for an automatic washing machine, space for a dryer, low suite w.c and wash hand basin. Wall cupboard, radiator velux window and further window to the rear elevation.

Lower Ground Floor

Snug 13'5" x 12'2" (4.09m x 3.71m)

A cosy reception room which has been converted by the current owners to create a terrific additional living space with marble hearth, wooden mantle and space for an electric stove. Recessed spotlights, alcove, cupboards and shelves, radiator, window to the rear elevation and useful deep storage cupboard.

First Floor

Landing

With dado rail and access to the second floor.

Bedroom 2. 14'1" x 12'6" (4.29m x 3.81m)

A large double bedroom having a feature cast iron fireplace with tiled interior. Ceiling cornice and ceiling rose, recessed cupboard, radiator and enjoying two windows to the front elevation.

Bedroom 4. 10'2" x 7'7" (3.10m x 2.31m)

Ideal for a hobbies room or as it is currently being used as a home office, with radiator, recessed cupboard under the stairs and window to the rear elevation.

Bathroom

A smart house bathroom with a modern white three piece suite comprising a tile panelled bath with shower over and attachment, low suite w.c and wash hand basin with cupboard under. Part tiled walls and tiled floor with underfloor heating, heated towel rail and window to the rear elevation.

Second Floor

Bedroom 1. 10'6" x 10'2" (3.20m x 3.10m)

A delightful master bedroom having a dormer window to the rear elevation enjoying a stunning outlook over open countryside. Recessed spotlights and radiator.

En-Suite Shower Room

With a tiled shower stall, wash basin with cupboards under and low suite w.c. Recessed spotlights, tiled floor and thoughtfully designed sliding Oak door.

Bedroom 3. 12'6" x 7'9" (3.81m x 2.36m)

Another double bedroom being light and airy with three velux windows and radiator.

Garage & Parking

With up and over providing useful storage, area to the front of the garage providing off road parking.



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Garden

A lovely enclosed garden ideal for a family to enjoy with room for kids to play and outdoor entertaining. At the top of the garden there is a flagged patio with lawn and flower borders whilst down a couple of steps is a further area with bark chippings.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road Parking Accessed Via Private Rear Lane
Situating In Guiseley Conservation Area

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 - Very Low

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 C. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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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.

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.

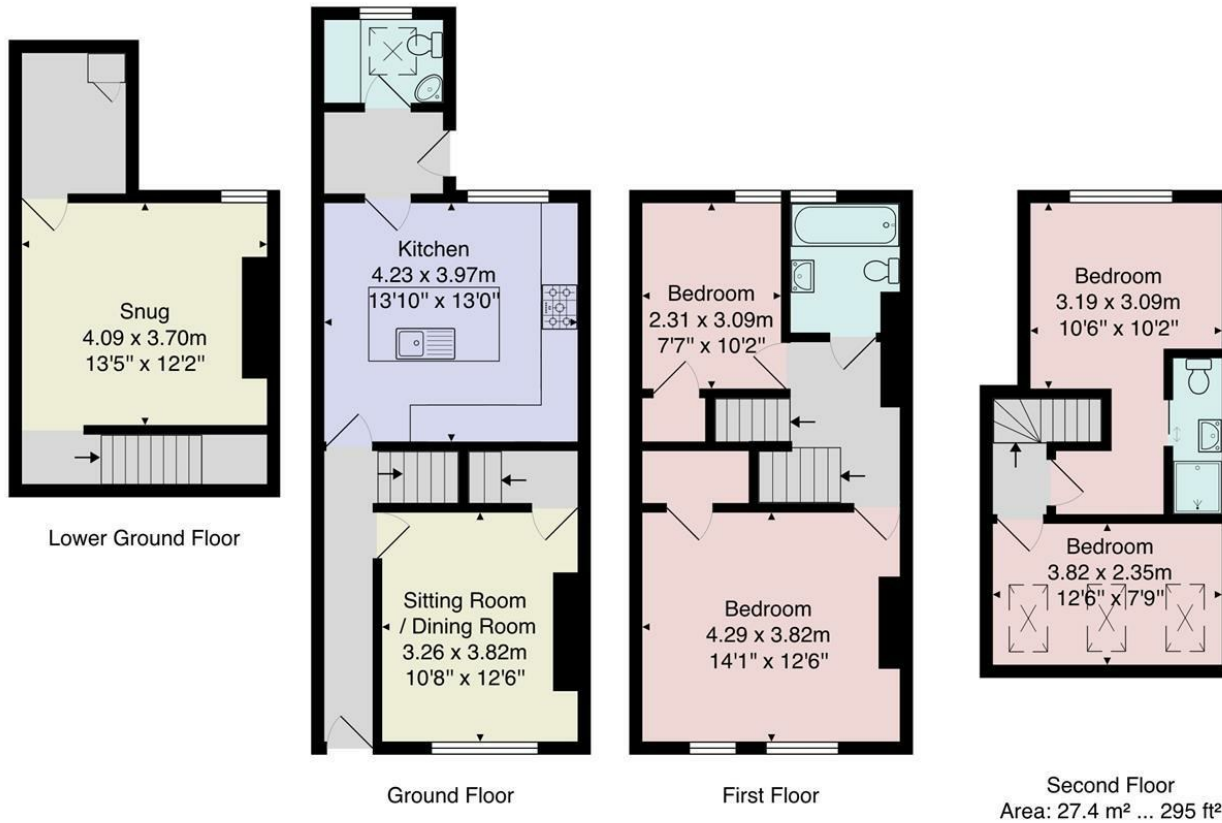
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 133.4 m² ... 1436 ft²

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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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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