

# Ornella's Estates

PROUDLY INDEPENDENT



34 Park Lane

Guiseley, Leeds, LS20 8EP

Price £449,950



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## INTRODUCTION

Step into this beautiful and spacious traditional semi-detached family home, brimming with charm, character, and timeless features throughout. Lovingly cherished by the current owner since 1989, this wonderful home has been filled with many happy memories and is now ready to begin its next exciting chapter with a new family.

Tucked away in the picturesque setting of Park Lane, enjoying a quiet cul-de-sac position, the property offers a warm and welcoming atmosphere from the moment you arrive. Exceptionally well maintained and lovingly cared for, it perfectly combines traditional character with comfortable family living.

The accommodation briefly comprises a spacious entrance hall, downstairs W.C., generous family lounge, elegant dining room, and a modern fitted kitchen which flows beautifully into the bright and airy sun room — an ideal space to relax and enjoy views over the garden.

To the first floor are three well-proportioned bedrooms, a family bathroom, and a superb large attic room offering versatile additional space, perfect for a home office, playroom, or occasional bedroom.

Externally, double gates provide access to a private driveway and garage. The property is complemented by delightful gardens to the front and rear, with the enclosed rear garden offering a peaceful retreat filled with mature flowers, trees, and shrubbery — the perfect setting for entertaining family and friends or simply unwinding during the summer months.

This truly is a much-loved home full of warmth and character, ready to welcome its next owners and create many more treasured memories.

## LOCATION

Park Lane is ideally situated in one of Guiseley's most highly sought-after residential locations, perfectly placed within close proximity of Guiseley Town Centre, Guiseley Train Station, highly regarded schools, nurseries, excellent local amenities, and beautiful countryside walks.

The area is exceptionally well catered for families, with a fantastic selection of nurseries and schools nearby including Tranmere Park Primary School, St Oswald's C of E School, Guiseley School, Aireborough Grammar School, and a variety of well-regarded local nurseries.

Guiseley offers an excellent range of shopping and leisure facilities, including Morrisons, Aldi, Co-op, M&S Food, Next, TK Maxx, Argos, Costa Coffee, cafés, restaurants, bars, and independent shops, all within easy reach.

For those who enjoy the outdoors, the property is surrounded by stunning countryside and scenic walks including Nunroyd Park, The Chevin Forest Park, Esholt Woods, canal-side walks, and beautiful green spaces ideal for walking, running, and family days out.

Combining the best of peaceful residential living with superb convenience and excellent transport links into Leeds and Bradford, this is a truly wonderful location for families and professionals alike.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 8EP

## APPROACH

Park Lane is surrounded by many lovely looking homes. The kerb appeal is outstanding. Comprising:

## SPACIOUS ENTRANCE HALL

Immediately as you enter this lovely home, you immediately get the feeling of space. Comprising Upvc double glazed door with stained glass feature arch windows on the front elevation. Dado shelving. Double radiator. Covling to ceiling. Maple flooring. Stairs to first floor.

## DOWNSTAIRS W.C.

Comprising vanity unit with built in wash hand basin. Low level w.c. Extractor fan.

## SPACIOUS FAMILY LOUNGE

14'4" x 11'10" into recess (4.384 x 3.621 into recess)

A beautiful inviting room comprising Upvc double glazed leaded glass window to the front elevation. Single radiator. TV point. Covling to ceiling. Maple flooring. Feature fire place.

## FAMILY DINING ROOM

14'3" x 11'4" (4.348 x 3.464)

A wonderful place for entertaining family and friends with those great Christmas dinners, party's. Many happy memories have been spent in this room. Comprising Upvc double glazed leaded glass window to the rear elevation, Covling to ceiling. Multi burning stove. TV point. Covling to ceiling, Single radiator.

## MODERN FITTED KITCHEN

17'2" x 7'3" (5.256 x 2.225)

Offering an abundance of natural light and comprising Upvc double glazed windows to the rear and side elevations. Glass door to the rear elevation. A wide range of modern wall and base units with laminate worktops and breakfast bar. Integral electric cooker. with gas hob and stainless steel extractor fan over. Integral dishwasher. Points for dishwasher. Stainless steel sink one and a half bowl single drainer. Inset spot lights.

## SUN ROOM/UTILITY ROOM

Comprising Upvc double glazed windows and door to the rear elevation.

Tel: 01943 661506

## FIRST FLOOR

### LANDING AREA

Upvc double glazed window to the side elevation. Access to loft. Doors leading to:

### BEDROOM.1.

10'3" fitted wardrobes x 14'8" (3.129 fitted wardrobes x 4.488)

Boasting lovely views over open fields. Comprising Upvc double glazed leaded glass windows to the front elevation. Fitted wardrobes. Laminate flooring. Single radiator.

### BEDROOM.2.

11'4" x 12'6" (3.471 x 3.811)

Another fantastic double bedroom comprising Upvc double glazed window to the rear elevation with long distant views. Single radiator. Vanity unit with built in wash in basin.

### BEDROOM.3.

9'3" x 6'5" fitted wardrobes (2.838 x 1.981 fitted wardrobes)

Comprising Upvc double glazed window to the side elevation. Fitted wardrobe. Radiator.

### HOUSE BATHROOM

7'1" x 7'0" (2.180 x 2.150)

Comprising Upvc double glazed window to the rear elevation. Low level w.c. Wash hand basin. Bath with thermostatic shower over. Part tiled walls. Fitted cupboard. Radiator.

### ATTIC ROOM

15'8" x 14'5" (4.799 x 4.413)

What a fabulous room this will make, versatile in every aspect. Great when the unexpected guests arrive. Can be used for whatever you need. Comprising velux windows. Beams.

## OUTSIDE

### DRIVEWAY/GARAGE

Access via double gates, leading to driveway and garage.

## GARDENS TO FRONT AND REAR

The property is complemented by delightful gardens to the front and rear, with the enclosed rear garden offering a peaceful retreat filled with mature flowers, trees, and shrubbery — the perfect setting for entertaining family and friends or simply unwinding during the summer months.

## 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 WOULD 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



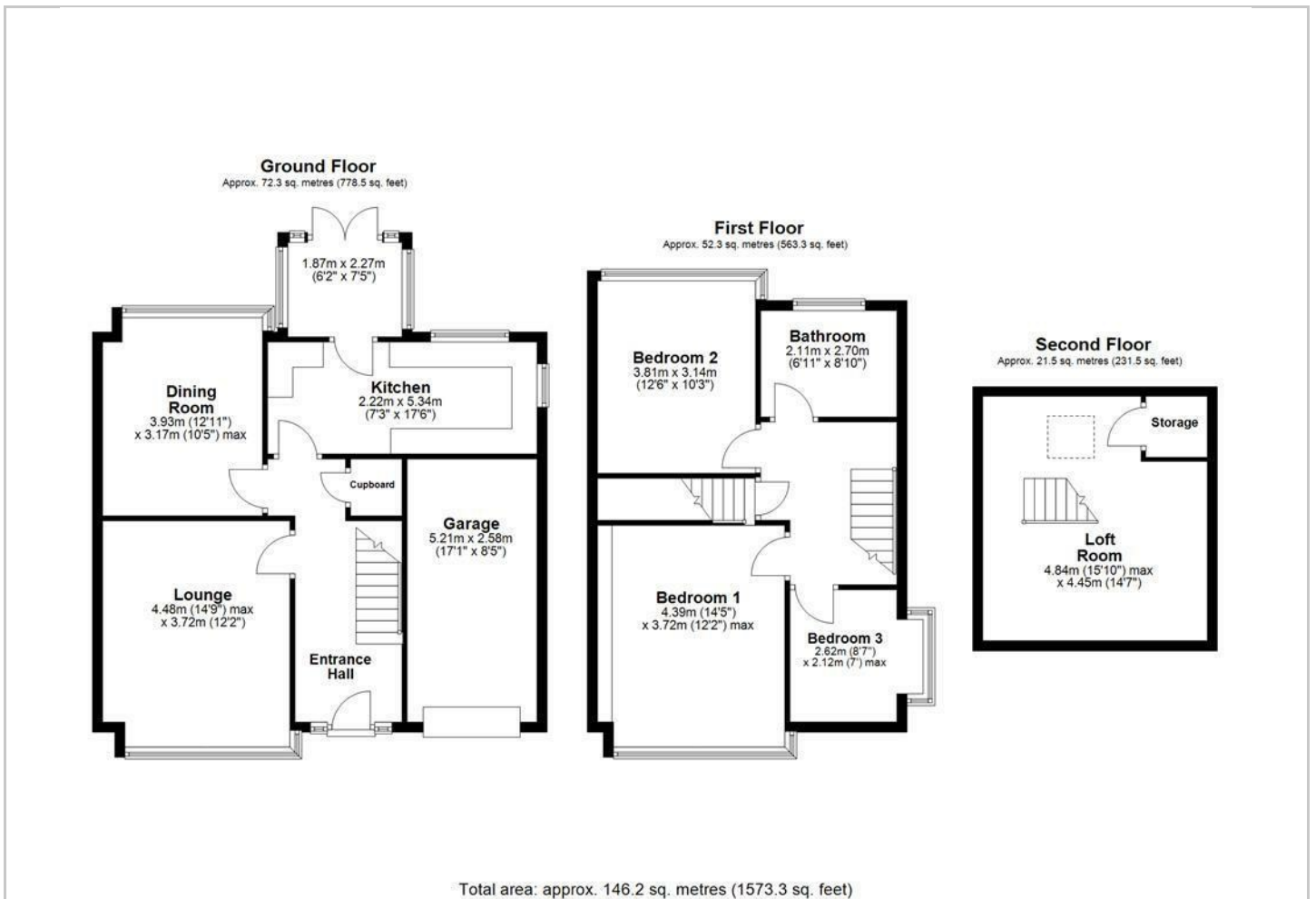
## Hybrid Map



## Terrain Map



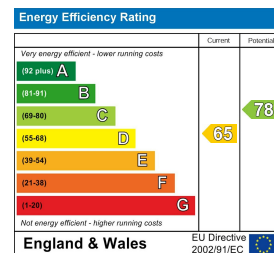
## Floor Plan



## Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.