Harrison Robinson

Estate Agents

1 Nethermoor View, Guiseley, LS20 8FB

Price Guide £499,950

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GROUD FLOOR

Reception Hall
A smart composite door with glazed panels and tall side windows opens into a welcoming reception hall. Doors open into a superb living dining kitchen to the rear, a beautifully presented lounge with box bay window to the front elevation and contemporary styled cloakroom/W.C. A carpeted staircase leads to the first floor. Smart, Karndean flooring, fitted cupboards providing storage and radiator.

Lounge
20'4" x 10'5" (6.2 x 3.2)
A beautifully presented lounge with uPVC, box bay window with plantation shutters and fitted window seat beneath providing storage. High quality, bespoke cupboards and shelving with lighting, traditional style radiator, continuation of the Karndean flooring.

Living Dining Kitchen
18'0" x 12'5" (5.5 x 3.8)
Wow! A spacious living dining kitchen to the rear of the house fitted with a range of soft grey, high gloss cabinetry with Quartz worksurfaces and upstands and a range of high quality integral appliances including fridge freezer, electric oven, dishwasher, five ring gas hob with extractor over and with a breakfast bar providing seating for four people. Inset sink with Quooker tap beneath a double glazed window with plantation shutters allowing natural light and overlooking the rear garden. There is ample space for a large family dining table making this a most sociable space and with patio doors leading out to the garden this really is the perfect entertaining room. Karndean flooring, downlighting, radiator.

WC
With low level w/c and hand basin with chrome mixer tap and vanity cupboard beneath. Obscure double glazed window, traditional style radiator, continuation of Karndean flooring.

FIRST FLOOR

Landing
A carpeted staircase leads to the first floor landing where doors open into three bedrooms, the master benefitting from a beautiful en suite shower room, and the four-piece house bathroom. A further staircase leads to the second floor of the property.

Master Bedroom
14'5" x 11'5" (4.4 x 3.5)
A lovely sized room with large double glazed window to the front of the property, carpeted flooring and radiator. Door into:

En Suite Shower Room
Beautifully presented with low level w/c, wall hung hand basin with chrome mixer tap and shower cubicle with drench shower and additional shower attachment and glazed screen. Herringbone style wall tiling, complementary floor tiles. Obscure double glazed window, downlighting, extractor, chrome, ladder style heated towel rail.

Bedroom Two
10'9" x 8'6" (3.3 x 2.6)
A double bedroom to the rear of the house with carpeted flooring, double glazed window and radiator.

Bedroom Five
9'2" x 6'6" (2.8 x 2.0)
A single bedroom to the rear of the house with carpeted flooring, double glazed window and radiator.

Bathroom
Immaculately presented with low level w/c with concealed cistern, wall hung hand basin with chrome mixer tap, panel bath with wall mounted temperature controls and separate shower cubicle with thermostatic drench shower with additional attachment and glazed screen. Beautiful wall tiling, complementary floor tiles, downlighting, extractor. Obscure double glazed window, chrome, ladder style, heated towel rail.

SECOND FLOOR

Landing
A return, carpeted staircase leads up to the second floor landing, where doors open into two bedrooms and a shower room.

Bedroom Three
11'9" x 10'5" (3.6 x 3.2)
A double bedroom with carpeted flooring, two Veluxes with fitted blinds and radiator. Ample under eaves storage.

Bedroom Four
11'9" x 6'10" (3.6 x 2.1)
A double bedroom with carpeted flooring, two Veluxes with fitted blinds and radiator. Again, there is plenty of under eaves storage in this room.

WC Shower Room
Contemporary styled, three-piece shower room with low level w/c, pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic drench shower, additional shower attachment and glazed screen. Large, white metro tiling to walls, complementary floor tiles, extractor, downlighting.

OUTSIDE

Garden
The property is well set back from the road with a lawned fore garden with a smart pathway leading to the entrance door and to the secure timber gate opening to the side of the property. To the rear there is a good sized, predominantly paved courtyard garden with smart fencing maintaining privacy. There is also an area of lawn and raised beds.

Home Studio
12'5" x 11'9" (3.8 x 3.6)
A fabulous home studio with large, double glazed patio doors opening into a large area with parquet style flooring, electric heating and downlighting. Currently utilised as a hair salon there is a hand basin with hot and cold taps. Doors open into:

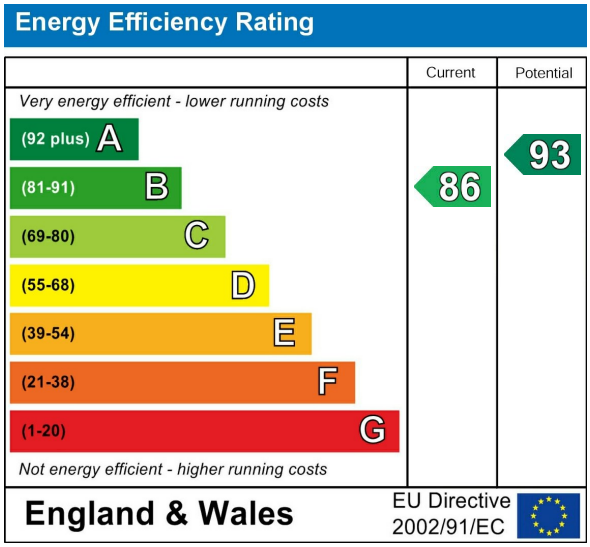
Kitchen
Well presented with fitted units and sink with chrome mixer tap.

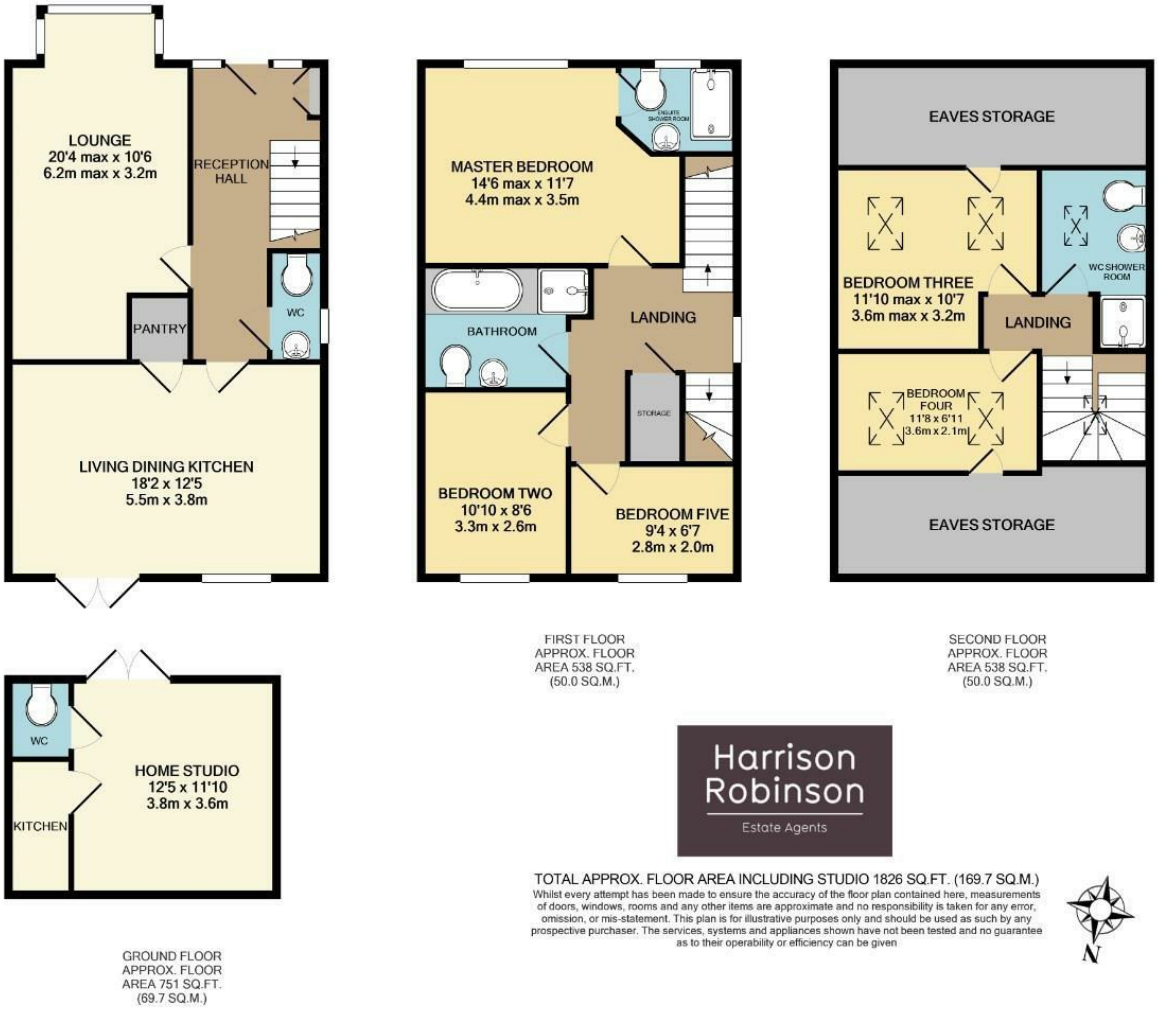
WC
With low level W.C with small handbasin to the rear. Parquet style flooring, extractor, downlighting.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
Superfast Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- Beautiful Five Bedroom End Townhouse
- High Quality Fixtures And Fittings Throughout
- Fantastic Home Studio In Garden With W.C. And Kitchen
- Master Bedroom With En Suite Shower Room
- Contemporary Styling With Stunning Presentation
- Delightful Aspect Over Cricket Field To Rear
- Superb Living Dining Kitchen With Integral Appliances
- Driveway Parking For Two Cars
- Walking Distance To Local Amenities, Schools And Train Station
- Council Tax Band E





FIRST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING STUDIO 1826 SQ.FT. (169.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk