



# 35 INGS LANE, GUISELEY LS20 8DA

**Asking price £550,000**

## FEATURES

- Handsome Mature Semi Detached House Offering Excellent Proportioned Rooms Throughout
- Ample Parking For Several Vehicles And A Garage
- Two Large Reception Rooms, One With A Wood Burning Stove
- Valuable Downs Cloaks WC And large Four Piece House Bathroom To The First Floor
- EPC Rating D / Tenure Freehold / Council tax band E
- Standing Within A Very Generous And Privately Enclosed Garden
- Three Superb Sized Double Bedrooms
- Garden Room / Conservatory And A Dining Kitchen
- Centrally Located Convenient For The Schools, Shops, Train Stations And Sports Facilities And Gyms
- Truly Worthy Of An Internal Viewing To Fully Appreciate The Home Inside And Out



# Conveniently Located Mature Semi Detached House Standing In A Generous Sized Garden

## 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, with Guiseley railway station being centrally located and just a few minutes walk away.

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

## Entrance Hallway

A lovely entrance into the house, the hallway has a composite outer door with glazed windows inset and a window to its side. Central heating radiator and the staircase to the first floor with useful storage cupboards below.

## Sitting Room 13'4" plus bay x 12'9" (4.06m plus bay x 3.89m)

Lovely square bay window to the front elevation, plastered detailed ceiling corning complementing the decorations and a central heating radiator.

## Living Room or Dining Room 15' x 12'9" (4.57m x 3.89m)

Warming wood burning stove inset to the chimney breast, plastered detailed ceiling corning complementing the decorations and a central heating radiator. French doors lead to the garden room.

## Conservatory / Garden Room 13'9" x 10'2" (4.19m x 3.10m)

For all year round use having had the roof insulated and plastered, central heating radiator, windows and French doors to the private rear garden.

## Kitchen 19'2" x 10' (5.84m x 3.05m)

Offering a comprehensive range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in double oven and a gas hob with an extractor hood over, integrated fridge-freezer and a dishwasher. Space and plumbing for a washing machine. Central heating radiator, and windows to the side and rear elevations looking over the private rear garden.

## Side Hallway

The perfect area to kick off those muddy boots and wet coats, this side hallway is fitted with warming underfloor heating. Door to the side elevation.

## Downstairs WC

Fitted with a smart modern two piece suite that comprises a low level wc and a wash hand basin to a vanity unit. Complemented by warming underfloor heating, tiled walls and a window to the side elevation.

## First Floor Landing

Having a large store off, which has been used as a small home office by the current owners.

## Bedroom 1. 19'2" x 10' (5.84m x 3.05m)

Built in wardrobes, a central heating radiator and windows to the side and rear elevations looking over the garden.

## Bedroom 2. 13'9" x 12'9" (4.19m x 3.89m)

Built in wardrobes, a central heating radiator and a windows looking out over the front garden.

## Bedroom 3. 12'9" x 11'2" (3.89m x 3.40m)

Once again an excellent proportioned bedroom having built in wardrobes, a central heating radiator and a window to the rear looking out over the rear garden. Access hatch with a pull down ladder giving access to the excellent proportioned boarded loft.

## House Bathroom

Spacious house bathroom, complemented by tiled walls and flooring with warming underfloor heating, together with a a chrome central heated towel rail and fitted cabinet. The bathroom includes a corner bath, a large walk in shower with a glazed door, wash hand basin and a low level wc. Windows to two elevations and an extractor fan.

## Outside

A real feature of this fine home are the excellent proportioned gardens and parking. A gated driveway provides good off road parking and leads past the side and onto a good sized detached garage. The front garden offers an attractive mix of shrubs, bushes and trees, whilst to the rear the spacious garden is perfect for all the family to enjoy. The



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garden is private and fully enclosed, is predominately laid to lawn and for football enthusiasts there is a hard wearing area perfect for those wanting to perfect their technique.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Long Private Driveway & A Detached Garage

Located In The Beautiful Guiseley Conservation Area

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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>

### **Council Tax**

Leeds City Council Tax Band E. 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



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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.

### **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.

### **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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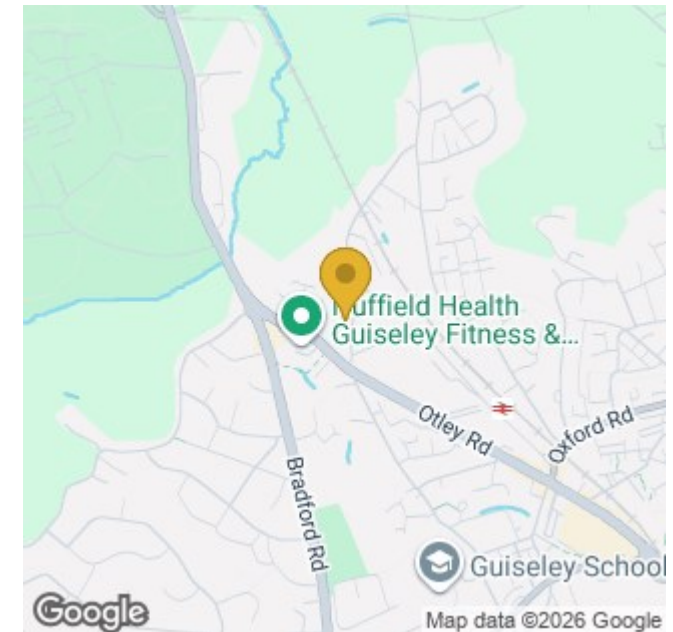
Total Area: 149.9 m<sup>2</sup> ... 1614 ft<sup>2</sup>

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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.



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