



New Way, Guiseley LEEDS LS20 8JR

welcome to

New Way, Guiseley LEEDS

SPACIOUS semi-detached family home offering FOUR good-sized bedrooms and two versatile reception rooms. With BEAUTIFULLY MANICURED GARDENS, off-street parking, and a STYLISH four-piece bathroom, all set in a highly DESIRABLE AREA of Guiseley close to countryside walks. Viewing highly recommended.



Guiseley

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

Hallway

Enter from the porch into the welcoming hallway with a useful understairs cupboard and stairs leading to the first floor.

Living Room

The lounge is a charming and cosy space, featuring a beautiful log burner set beneath a characterful wood lintel, creating a warm focal point. A bay window to the front elevation allows plenty of natural light to flow in, enhancing the inviting atmosphere.

Bedroom/Sitting Room

A second sitting room provides additional flexible living space, ideal as a bedroom, cosy snug, home office, or study area, perfectly suited to modern lifestyles and working from home.

Dining Room

The separate dining room is a lovely space for entertaining and more formal dining, featuring a bay window that overlooks the garden and fills the room with natural light. It also benefits from a built-in cupboard and shelving, offering both character and practical storage solutions.

Kitchen

The kitchen is fitted with shaker-style doors, offering a classic and timeless look. Integrated appliances include a washing machine, separate dryer along with space for a large range oven and fridge freezer, making it both stylish and practical for modern living.

There is the option to put a dishwasher where the dryer is depending on the buyers needs.

Bedroom One

A well-proportioned double bedroom featuring fitted wardrobes, providing excellent built-in storage while maintaining a comfortable and spacious feel.

Bedroom Two

A well-proportioned double bedroom offering ample space for free-standing furniture, creating a comfortable and versatile living space.

Bedroom Three

A single bedroom offering space for free-standing furniture, ideal as a bedroom, nursery, or home office.

Bathroom

The bathroom is beautifully presented with fully tiled walls and a stylish four-piece suite, including a bath, WC, and a hand basin with integrated storage. A separate shower cubicle adds both convenience and a touch of luxury, creating a space that is perfect for relaxing as well as everyday use.

Outside

Externally, the property boasts a neatly manicured front garden with well-established shrubs, creating an attractive first impression, along with a driveway to the side providing convenient off-street parking. To the rear, the garden has been thoughtfully designed, featuring a decked seating area ideal for outdoor dining and relaxation, alongside well-maintained lawns, perfect for enjoying the warmer months. Additionally, two sheds provide great storage space for garden furniture and tools and there is full hard wired CCTV with monitors.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.



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New Way, Guiseley LEEDS

- SPACIOUS SEMI DETACHED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY MANICURED GARDENS
- HIGHLY DESIRABLE AREA OF GUISELEY

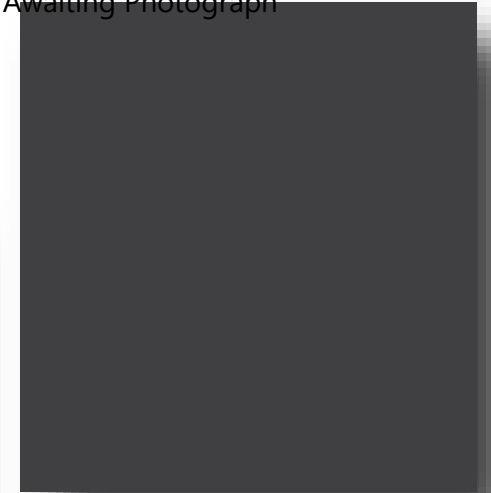
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£525,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107418 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk