



# 13 MOOR LANE GUISELEY LS20 9DX

Asking price £290,000

## FEATURES

- Well-Presented Stone Built Semi-Detached
- Well Equipped Dining Kitchen With Access To The Rear Garden
- Two Generous Double Bedrooms & A House Bathroom
- Conveniently Situated Close To Countryside Walks, Schools & Amenities
- Envious Cul-De-Sac Location
- Light & Airy Sitting Room Enjoying A Dual Aspect
- Lawned South Facing Rear Garden With Flower Borders
- Block-Paved Double Driveway Providing Off Road Parking
- Tenure Freehold / EPC Rating E / Council Tax Band B
- Ideal Opportunity For A Variety Of Buyers



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# Stone Built Two Bedroom Semi Detached With South Facing Garden

Nestled in the charming area of Moor Lane, Guiseley, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a light-filled reception room that sets a warm and inviting tone for the home. The well-equipped dining kitchen is a standout feature, providing ample space for culinary creations and family gatherings. It also boasts direct access to the rear garden, making it easy to enjoy al fresco dining or simply relax in the fresh air.

The south-facing rear garden is a true gem, featuring a well-maintained lawn complemented by beautiful flower borders. This outdoor space is perfect for gardening enthusiasts or those who simply wish to bask in the sun during warmer months. There is also a block-paved double drive providing off road parking for two vehicles.

Conveniently located, this property is just a stone's throw away from picturesque countryside walks, allowing residents to immerse themselves in nature. Additionally, it is within easy reach of local schools, transport links and amenities, making it an excellent choice for families.

In summary, this semi-detached house on Moor Lane presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. With its spacious bedrooms, inviting living areas, and lovely garden, it is a property that truly feels like home.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## 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 Area

With double glazed entrance door and stairs up to the first floor.

## Sitting Room 14'7" x 12'2" (4.45m x 3.71m)

A light and airy reception room enjoying a dual aspect with windows to the front and rear elevation. Feature cast iron fireplace housing a gas fire, radiator and two wall lights points.

## Dining Kitchen 16'2" x 12'0" (4.93m x 3.66m)

With a modern kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including a dishwasher, plumbing for an automatic washing machine and electric over with a four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, radiator, laminate flooring, window to the front and side elevation and French doors out to the rear garden.

## First Floor

## Landing

With laddered access up to the part boarded roof void and window to the rear elevation.

## Bedroom 1. 12'1" x 9'10" (3.68m x 3.00m)

A good sized double bedroom with recessed fitted wardrobes, radiator and window to the front elevation.

## Bedroom 2. 14'7" x 8'1" (4.45m x 2.46m)

Another generous bedroom enjoying a dual aspect with radiator and windows to both the front and rear elevation. Cupboard housing the central heating boiler.

## Bathroom

A modern house bathroom with a white suite comprising a panelled bath with shower attachment, low suite w.c and pedestal wash hand basin. Fully tiled walls and floor, heated towel rail and window to the rear elevation.

## Outside

Standing on an attractive plot with a south facing lawned garden having flower borders housing mature shrubs and plants. Garden shed, flagged seating area and access round to the front where there is a block-paved driveway providing off road parking for two cars.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Block-Paved Driveway For Two Vehicles



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### 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 B. 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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### 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.

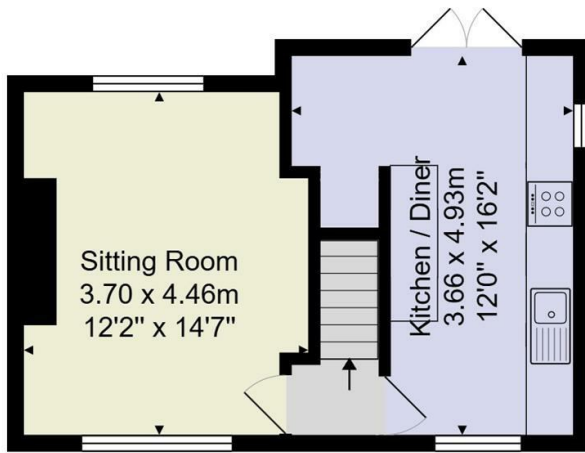
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Please Note

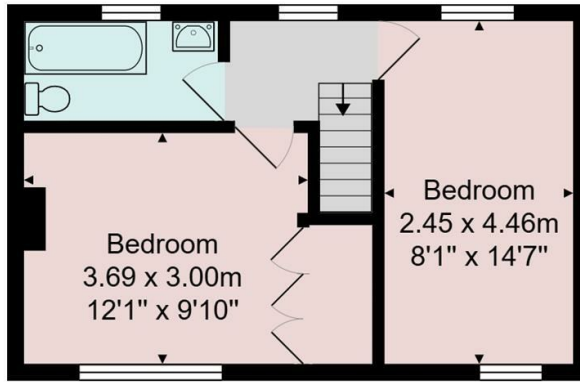
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor




First Floor

Total Area: 65.4 m<sup>2</sup> ... 703 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
[info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)  
[www.shanklandbarraclough.co.uk](http://www.shanklandbarraclough.co.uk)

