



# 46 NURSERY ROAD GUISELEY LS20 9DQ

**Asking price £255,000**

## FEATURES

- Light & Airy Mid Terraced Property
- Well-Equipped Kitchen With Access To The Rear Garden
- Modern Shower Room With White Suite
- Close To Amenities & Transport Links
- Ideal Opportunity For A Variety Of Buyers
- Benefiting From Two Reception Rooms
- Two Double Bedrooms & Third Single Bedroom Or Study
- Lawned Rear Garden With Seating Area
- Freehold / EPC Rating D / Council Tax Band B
- The Advantage Of Having No Onward Chain



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 3 Bedroom Mid Terraced House In Guiseley With Garden

This delightful mid-terrace house offers a perfect blend of comfort and convenience. The property features two reception rooms, ideal for both relaxation and entertaining guests along with a well-equipped kitchen enjoying access to the part lawned rear garden with seating area ideal for outdoor entertaining.

The house has three bedrooms, providing ample space for couples and families with the third bedroom also providing an excellent option for those seeking a home office. Each bedroom is filled with natural light, enhancing the overall sense of space and tranquillity. The shower room has a white suite, catering to the needs of modern living.

Situated in a desirable area, this property benefits from its proximity to local amenities, schools, and transport links, making it an excellent choice for a variety of buyers.

This mid-terrace house on Nursery Road presents a wonderful opportunity for those looking to establish their home in a vibrant and welcoming part of Guiseley. With its charming features and practical layout, it is sure to appeal to a wide range of buyers.

Do not miss the chance to make this lovely property your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## 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 SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Area

Having a double glazed entrance door, half panelled walls and stairs up to the first floor.

#### Sitting Room 12'11" x 10'2" (3.94m x 3.10m)

A light and airy room having laminate flooring, ceiling cornice, wall light point and window to the front elevation.

#### Dining Room 10'4" x 7'8" (3.15m x 2.34m)

With ceiling cornice and window to the rear elevation.

#### Kitchen 8'0" x 7'8" (2.44m x 2.34m)

With a range of base and wall units comprising cupboards and drawers with co-ordinating work surfaces having a tiled splash back. Inset corner one and a half bowl stainless steel sink unit with mixer tap, space for a fridge/freezer, plumbing for an automatic washing machine and integrated electric oven with a four ring gas hob and extractor over. Ceiling cornice, laminate flooring window to the rear and glazed door out to the rear garden.

### First Floor

#### Landing

With ceiling cornice and access to the roof void.

#### Bedroom 1. 10'5" x 10'0" (3.18m x 3.05m)

A double bedroom with ceiling cornice and window to the front elevation.

#### Bedroom 2. 10'2" x 10'0" (3.10m x 3.05m)

Another double bedroom with ceiling cornice and window to the rear elevation enjoying views across the valley.

#### Bedroom 3. 6'8" x 5'8" (2.03m x 1.73m)

Would make an ideal home office or hobbies room with window to the front elevation.

#### Shower Room

With a white three piece suite comprising a shower stall, wash basin with cupboards under and low suite w.c. Part tiled walls, ceiling cornice and window to the rear elevation.

### Outside

To the front of the property there is an astro turfed area with raised gravelled border whilst to the rear there is a lawn with flower border and crazy paved seating area.



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### Tenure, Services And Parking

Tenure: Freehold

Please Note The Property Does Not Have Central Heating, All Mains Services Connected.

Parking: On Street Parking

### 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 - 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 . 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.

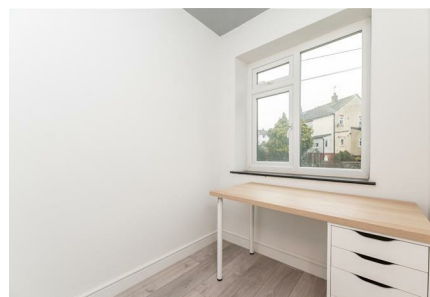
### **Mortgage Advice**

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.

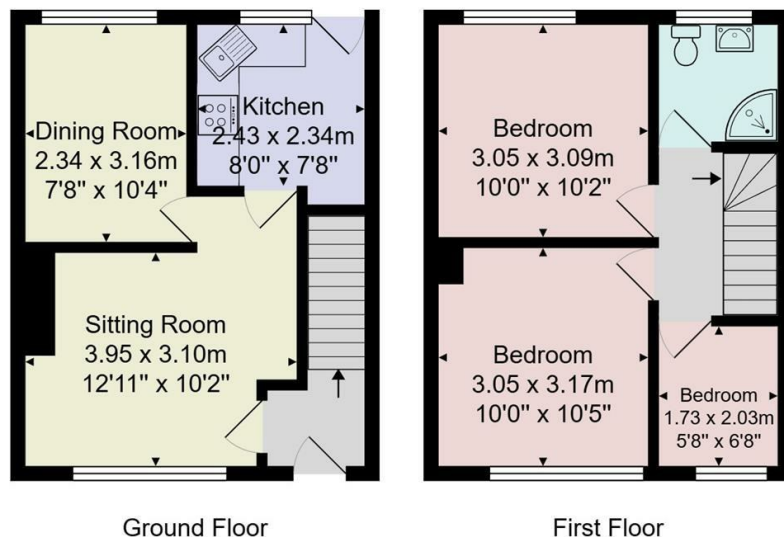
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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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Total Area: 63.4 m<sup>2</sup> ... 683 ft<sup>2</sup>

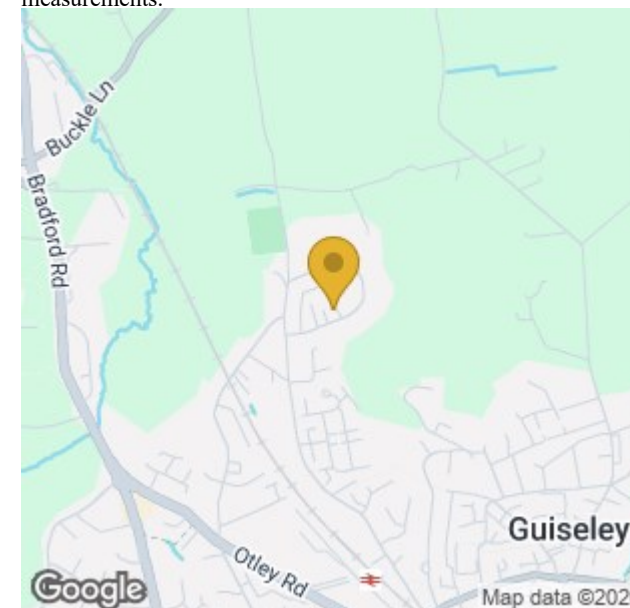
All measurements are approximate and for display purposes only.

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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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  
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