



24 BLAKE CRESCENT GUISELEY LS20 9LF

Asking price £265,000

FEATURES

- Smartly Presented & Modernised End Terrace
- Resin Driveway Providing Off Road Parking
- Modern Open Plan Dining Kitchen With Sliding Doors Out To The Rear Garden
- Close To Amenities, Schools & Transport Links
- Ideal Opportunity For A Variety Of Buyers
- Superb Corner Plot With Large Rear Garden
- Welcoming Entrance Hall And Light & Airy Sitting Room
- Three Good Sized Bedrooms With A Bathroom Having A Three Piece Suite
- Freehold / EPC Rating C / Council Tax Band B
- Turn Key Property Ready To Move Straight Into



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom End Terrace On A Superb Corner Plot With South Facing Garden

Nestled in the charming area of Blake Crescent, Guiseley, Leeds, this delightful end terrace house offers a perfect blend of modern living and outdoor space. With three generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

The house is smartly presented throughout, showcasing a contemporary design that is both stylish and functional. The heart of the home is the modern open plan dining kitchen, which features sliding doors that lead directly to the expansive rear garden. This seamless connection between indoor and outdoor spaces is perfect for entertaining or simply enjoying the fresh air.

Set on a superb corner plot, the property boasts a large south facing rear garden, providing ample space for children to play, gardening enthusiasts to indulge their passion, or for hosting summer barbecues with friends and family. The resin driveway offers off-road parking for two vehicles, ensuring convenience and ease for residents and visitors alike.

The bathroom is equipped with a three-piece suite, catering to all your daily needs. This home not only offers comfort and practicality but also the opportunity to create lasting memories in a welcoming environment.

In summary, this end terrace house on Blake Crescent is a wonderful opportunity for those looking to settle in a vibrant community, with excellent amenities and transport links nearby. Don't miss the chance to make this charming property your new home and call 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming Entrance hall with a composite entrance door with side screen, stairs up to the first floor, radiator and window to the side elevation.

Sitting Room 13'0" x 11'11" (3.96m x 3.63m)

A good sized light and airy reception room with ceiling cornice, radiator and window to the front elevation.

Dining Kitchen 19'3" x 8'10" (5.87m x 2.69m)

A terrific room which has been opened up by the current owners to create a terrific family space with a range of modern base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, washing machine and electric oven having a four ring gas hob with stainless steel hood over. Recessed spotlights, vinyl flooring, radiator, door to the side and sliding doors out to the wonderful rear garden.

First Floor

Landing

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

Bedroom 1 11'11" x 10'3" (3.63m x 3.12m)

A generous double bedroom, with a fitted cupboard, radiator, ceiling cornice and window to the front elevation.

Bedroom 2 11'5" x 8'10" (3.48m x 2.69m)

With ceiling cornice, radiator and window to the rear elevation overlooking the rear garden.

Bedroom 3 8'9" x 7'10" (2.67m x 2.39m)

A comfortable single bedroom which would also make an ideal home office or nursery with radiator and window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and wash basin with cupboards under. Heated towel rail, recessed spotlights, tiled floor, part tiled walls and windows to the side and rear elevation.

Outside

A real feature of this property is its outside space standing on a superb corner plot benefiting from a large enclosed south facing rear garden ideal for a growing family to enjoy. The garden consists of a large flagged patio with raised flower borders ideal for outdoor entertaining and



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

alfresco dining. There is a sizable lawn area provides somewhere for children to play whilst a garden shed provides useful storage. A gate leads round to the front of the property where a resin driveway provides off road parking for two vehicles with additional lawned area with further raised flower beds and slate chippings.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road 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>

Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

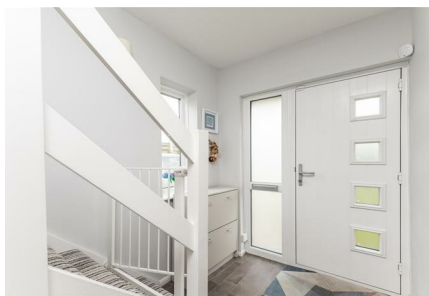
Viewing Arrangements

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 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

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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.

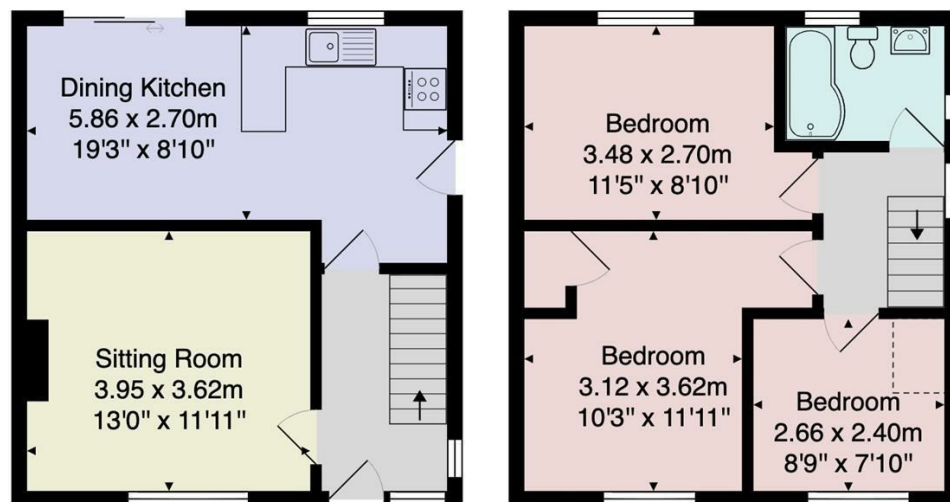
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 76.0 m² ... 818 ft²

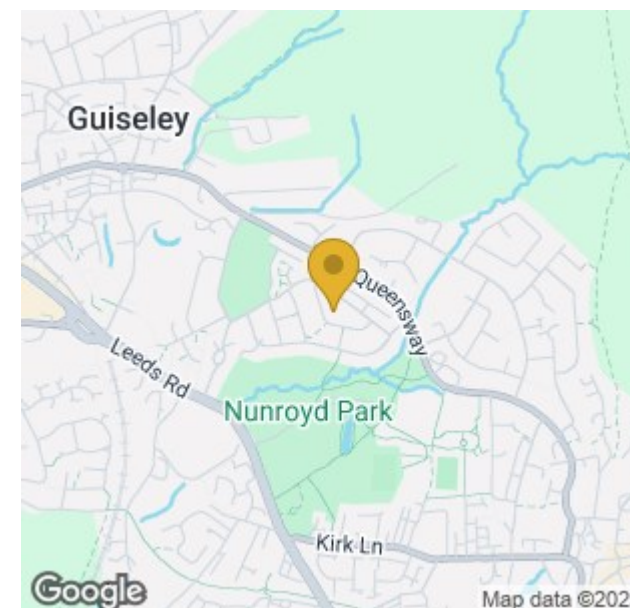
All measurements are approximate and for display purposes only.

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		85
(69-80) C	71	
(55-68) D		
(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.



Call us on 01943 889010

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