



1 COPPICE WOOD CLOSE GUISELEY LS20 9JR

Asking price £257,500

FEATURES

- Well-Presented End Terrace On a Corner Plot In An Envious Cul-De-Sac
- Light & Airy Sitting Room With Log Burning Stove
- Modern Recently Fitted House Bathroom With Three Piece Suite
- Off Road Parking For Numerous Vehicles And A Useful Car Port
- Close To Local Schools, Amenities And Transport Links
- Welcoming Entrance Hall & Generous Dining Kitchen With Access To The Garden
- Three Good Sized Bedrooms All With Fitted Wardrobes
- Gardens To Three Sides Having Flagged, Decked And Astro Turfed Areas
- Freehold / Council Tax Band B / EPC Rating D
- An Ideal Opportunity For A Variety Of Purchasers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Well-Presented 3 Bedroomed End Terrace On A Corner Plot

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, having a composite door with side screen, radiator, ceiling cornice and stairs up to the first floor with cupboard under.

Sitting Room 13'3" x 12'8" (4.04m x 3.86m)

A light and airy sitting room having a attractive feature fireplace housing a log burning stove with wooden mantle and stone hearth. Ceiling cornice, radiator and window to the front elevation.

Dining Kitchen 18'11 x 10'1 (5.77m x 3.07m)

A good sized dining kitchen with a range of base and wall units incorporating cupboards, drawers, concealed lighting and co-ordinating work surfaces with upstands. Stainless steel sink unit with mixer tap, space for a American Style Fridge Freezer and dryer, plumbing for an automatic washing machine and dishwasher and provision for a cooker with gas hob having a stainless steel hood over. Cupboard housing the gas fired central heating boiler, ceiling cornice, recessed spotlights, radiator, dual aspect with windows to the side and rear elevation and door out to the rear garden.

First Floor

Landing

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

Bedroom 1. 12'10" x 11'4" (3.91m x 3.45m)

A delightful principal bedroom having an extensive range of fitted wardrobes providing excellent storage. Ceiling cornice, two wall light points, radiator and window to the front elevation.

Bedroom 2. 12'10" x 9'10" (3.91m x 3.00m)

Another good sized double bedroom again with a range of fitted wardrobes, radiator, ceiling cornice and window to the rear elevation.

Bedroom 3. 8'4" x 8'2" with protruding bulkhead (2.54m x 2.49m with protruding bulkhead)

Having a fitted wardrobe, ceiling cornice, radiator and window to the front elevation.

Bathroom

A smart recently fitted house bathroom with a white three piece suite comprising a panelled bath fixed shower head and shower attachment, low suite w.c and pedestal wash basin. Heated towel rail, part tiled walls, shaver point and windows to the side and rear elevation.

Outside

The property stands on a terrific corner plot enjoying gardens to three sides. To the front of the property there is an astro turfed area with flower borders and flagged area whilst to the rear there is an enclosed patio. To the side of the side of the property there is an outside tap and garden store with a further flagged and decked area ideal for outdoor entertaining. Off street parking is available for numerous vehicles with a car port.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road Parking

Construction Type: Laing Easiform

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

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.

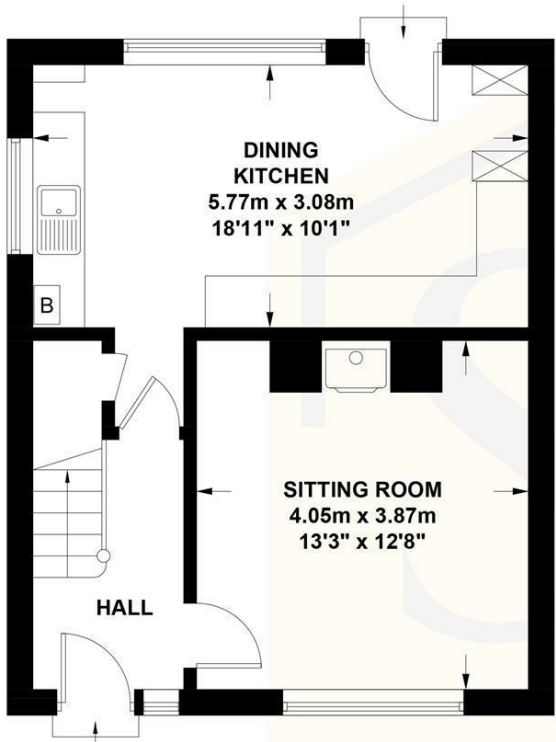
Please Note

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.

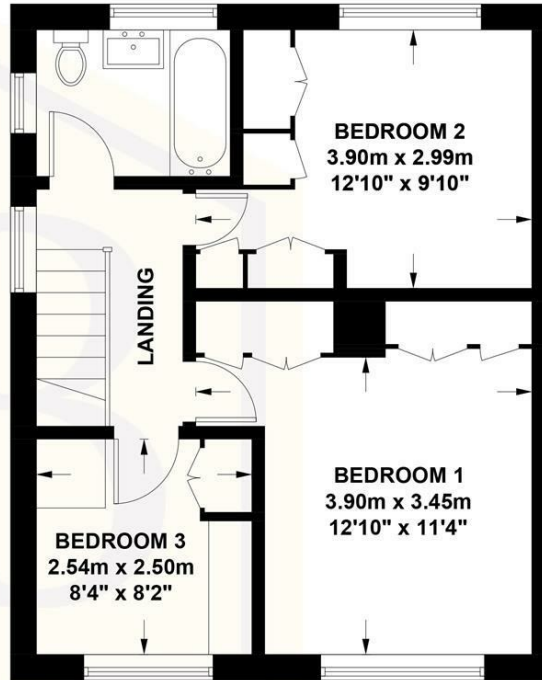


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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025



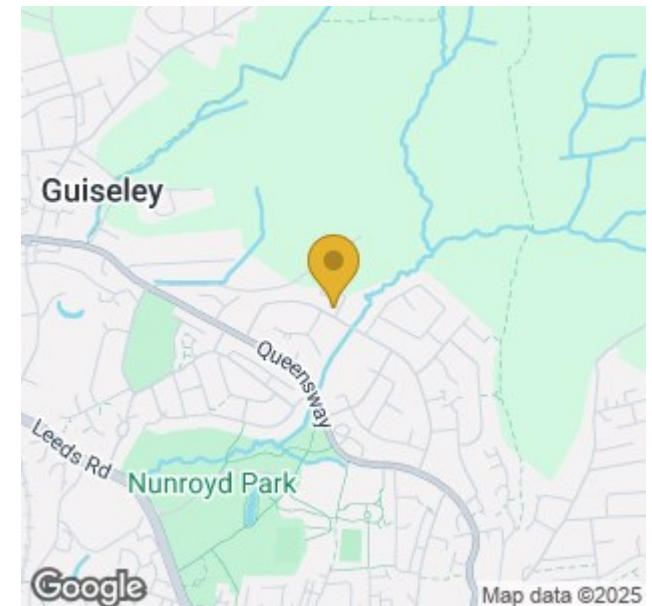
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	70
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



Call us on 01943 889010
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