



# 10 BRANWELL AVENUE, GUISELEY

## LS20 9FD

### Asking price £430,000

#### FEATURES

- Modern Detached Property
- Three Bedrooms
- Driveway & Garage
- Smart Sitting Room
- Spacious Dining Kitchen
- Two Bathrooms
- Popular Location
- EPC Rating C / Freehold / Council Tax E



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# Modern Three Bedroom Detached Property in Guiseley

Nestled on the charming Branwell Avenue in Guiseley, Leeds, this stylish modern detached house offers an exceptional living experience for families seeking comfort and convenience. Spanning an impressive 1,201 square feet, this immaculate property, is ready for you to move in and make it your own.

As you step inside, you will be greeted by a well-designed layout that maximises space and light. The house features two well-appointed bathrooms, along with a convenient downstairs WC, ensuring that the needs of a busy family are effortlessly met. The contemporary design and immaculate presentation throughout the home create an inviting atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this property is the ample parking available for up to three vehicles, providing ease and accessibility for family and guests alike. The surrounding area is known for its friendly community and excellent local amenities, making it an ideal location for families.

This delightful home is not just a property; it is a sanctuary where cherished memories can be made. With its modern finishes and thoughtful layout, it truly represents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Do not miss the chance to view this remarkable family home on Branwell Avenue, where comfort and style come together seamlessly.

## 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:

### Entrance Hall

A welcoming reception to the property, with stairs to the first floor and cloakroom off.

### Cloakroom

A smart cloakroom with low suite wc, wall mounted corner basin and window to the front.

### Sitting Room 15'7" x 11'5" (4.75m x 3.48m)

A spacious and bright sitting room with large window to the front and a further window to the side allowing plenty of natural light. Gas fire with stone surround.

### Dining Kitchen 18'5" x 11'3" (5.61m x 3.43m)

A lovely L shaped dining kitchen with windows and French doors to the rear creating a lovely flow between indoor and outdoor, perfect for the summer months. Ample work surface and cupboard space, incorporating eye level double oven, integrated fridge freezer, dishwasher, electric hob, and one and a half bowl stainless steel sink unit. Tiled flooring throughout and plenty of space for a dining table. Utility cupboard with plumbing for a washing machine.

## First Floor

### Landing

A good sized landing with access to the loft space, window to the side, and cupboard housing the boiler.

### Bedroom 11'11" x 11'2" (3.63m x 3.40m)

A very good sized double bedroom with window to the front, and a good range of fitted wardrobes.

### En Suite

A smart modern en suite with walk-in shower, low suite wc, and vanity unit with drawers and wash basin. Window to the side, heated towel rail and tiled walls.

### Bedroom 11'2" x 10'4" (3.40m x 3.15m)

A further good sized double room, again with a range of fitted wardrobes. Window to the rear.

### Bedroom 11'6" x 6'9" (3.51m x 2.06m)

Currently set up as a bedroom/home office, with space for a single bed and desk. Window to the rear.

### Bathroom

Also having smart modern fittings, with a panelled bath with shower over, pedestal wash basin and low suite wc. Part tiled walls, heated towel rail, and window to the front. Large cupboard housing the hot water cylinder.

### Outside

The property benefits from good off street parking on the driveway and also a detached single garage with up and over door to the front and pedestrian door to the side giving access into the rear garden.



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The enclosed rear garden is level and hard landscaped throughout, offering easy maintenance and ample seating and entertaining space. To the front of the property is a neat gravelled area ideal for pots and tubs.

#### **Tenure, Services And Parking**

Tenure: Freehold. Please note there is an estate charge for maintenance of the communal green spaces, which for March 2025 to Feb 2026 was £187.64. We are awaiting confirmation from the management company, Greenbelt, as to the charges for this year.

All Mains Services Connected

Parking: Driveway and Garage

#### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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 E. 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.

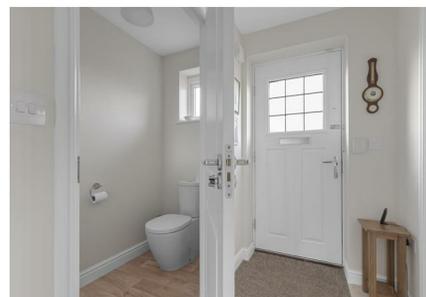
#### **Viewing Arrangements**

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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### **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.

### **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.

### **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: 111.5 m<sup>2</sup> ... 1201 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)	A		86
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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