



33 MOORLAND CRESCENT GUISELEY LS20 9EF

Asking price **£385,000**

FEATURES

- Extended Stone Built Semi-Detached Property
- Stunning Open Plan Living Accommodation
- Three Double Bedrooms & House Bathroom With A White Suite
- Corner Plot With South Facing Front Garden
- Close To Local Amenities, Transport Links & Countryside Walks
- Useful Entrance Porch & Downstairs WC
- Separate Sitting Room With Feature Fireplace
- Driveway Providing Parking For Two Cars & Two Garden Sheds
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Ideal For A Variety Of Buyers & Situated In A Highly Sought After Area



Extended 3 Double Bedroom Semi With Terrific Open Plan Living

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

Porch

A extremely useful space, ideal for coats and shoes with velux window.

Entrance Area

Having a composite entrance door, tiled floor, radiator and stairs up to the first floor.

Cloakroom

With a low suite w.c, wash basin and tiled floor.

Sitting Room 12,0" x 9'11" (3.66m,0.00m x 3.02m)

A separate reception room with a feature fireplace having a marble interior and wooden surround. Radiator and double doors into:

Open Plan Living Accommodation 23'7" x 22'10" (7.19m x 6.96m)

A simply superb space, ideal for modern family living incorporating a sitting, dining area and modern kitchen. The sitting area benefits from a feature brick fireplace housing a wood burning stove with slate hearth and wooden mantle and two radiators. The dining area to the rear is situated in the extension and provides plenty of room for a dining table and chairs with two upright radiators and full length picture window looking into the rear garden. Finally the kitchen has a range of modern base and wall units incorporating cupboards and drawers with coordinating work surfaces with splash back. Inset sink unit

with mixer tap, central island with breakfast bar provides another eating or prepping area, plumbing for an automatic washing machine and integrated appliances including a fridge/freezer, dishwasher and electric oven with an Induction hob having a stainless steel hood over. The whole room has wood effect laminate flooring throughout which makes the areas seamlessly flow into one.

First Floor

Landing

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

Bedroom 1. 12'1" x 12'0" (3.68m x 3.66m)

A generous double bedroom with fitted furniture including wardrobes and drawers. Radiator and window to the front elevation overlooking the front garden.

Bedroom 2. 12'1" x 9'10" (3.68m x 3.00m)

Another good sized double bedrooms with an extensive range of fitted wardrobes, radiator and window to the rear elevation.

Bedroom 3. 13'5" x 7'11" (4.09m x 2.41m)

The third bedroom has been extended which provides another double bedroom with radiator and enjoying a dual aspect with windows to both the side and rear elevation.

Bathroom

The house bathroom is well appointed with a white suite comprising a panelled bath with electric shower over, low suite w.c, and pedestal wash hand basin. Heated towel rail, fully tiled walls and floor and window to the side elevation.

Outside

Standing on a corner plot, the property enjoys a generous south facing gravelled garden which has been landscaped to include numerous raised flower borders, ideal for those who want to grow their own produce. To the rear there is an enclosed flagged seating area surrounded by flower borders. A driveway provides off road parking for two vehicles with two garden sheds situated at the top of the drive providing useful storage.

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected
Parking: Driveway Providing Parking For Two Vehicles.
Situated In Guiseley Conservation Area.

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 - Current is 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 C. 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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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.

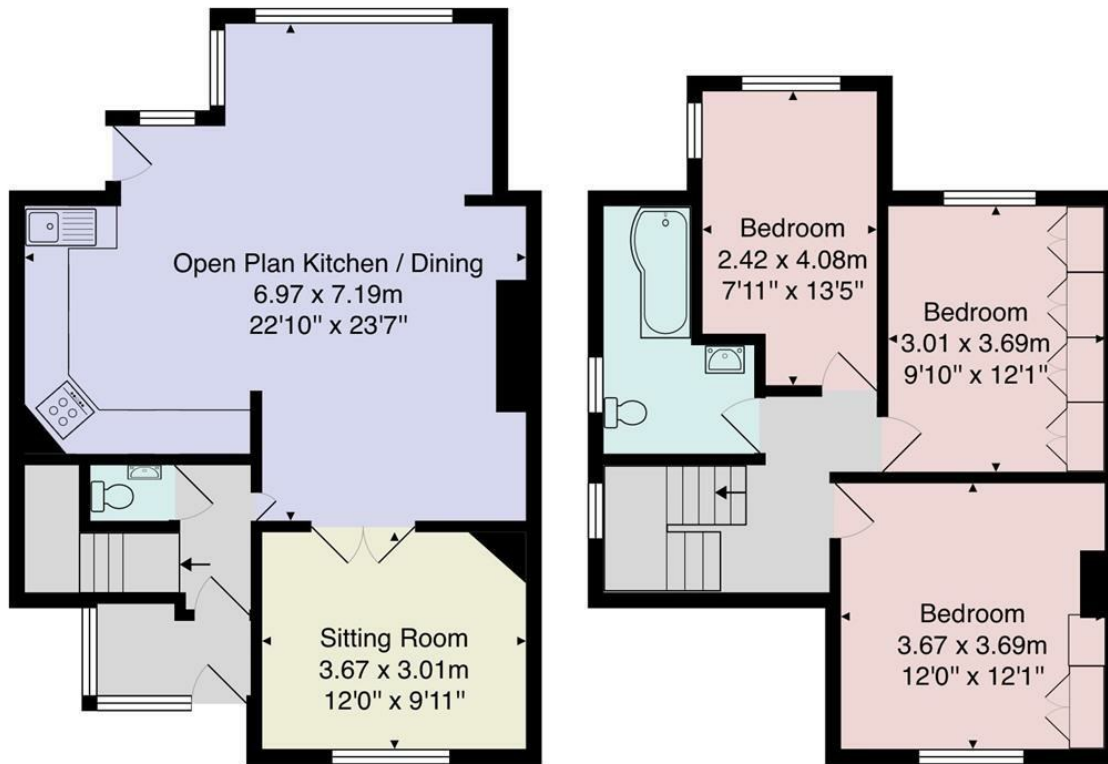
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 108.9 m² ... 1172 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		82
(69-80) C		
(55-68) D	65	
(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.



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