



# 5 INGS GROVE, GUISELEY LS20 9FR

**Asking price £390,000**

## FEATURES

- Beautifully Presented Semi-Detached In An Envious Cul-De-Sac
- Generous South Facing Rear Garden Ideal For Children To Enjoy & Entertaining
- Spacious Light & Airy Sitting Room
- Driveway With Electric Charging Point
- Ideally Located Close To School, Amenities & Transport Links
- Stunning Living Dining Kitchen With Bi-Folding Doors Out To The Garden
- Three Good Sized Bedroom With En-Suite & Modern House Bathroom
- Useful Entrance Area & Downstairs W.C
- Freehold / Council Tax Band D
- Built in 2022 With A High Energy Performance Certificate Rating Of 'B'



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ESTATE AGENTS

# Beautifully Presented 3 Bedroomed Semi-Detached Home

Nestled in the desirable cul-de-sac of Ings Grove, Guiseley, this nearly new semi-detached house, built in 2022, offers a perfect blend of modern living and family-friendly features. With three generously sized bedrooms, including a master suite with an en-suite bathroom, this property is ideal for couples or families seeking comfort and convenience.

The heart of the home is a stunning living dining kitchen, designed to be both functional and stylish. The bi-folding doors seamlessly connect the indoor space to the generous south-facing rear garden, creating an inviting atmosphere for entertaining or simply enjoying the outdoors. This garden is perfect for children to play and explore, providing a safe and enjoyable environment.

In addition to the spacious light and airy sitting room, the property boasts two well-appointed bathrooms, ensuring ample facilities for family and guests alike. Parking is a breeze with space for two vehicles, and an electric charging point adding to the convenience of this lovely home.

Situated in a prime location, this property is ideally placed close to local schools and amenities, making it a fantastic choice for families. With its beautiful presentation and thoughtful design, this semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community.

Don't miss the chance to make this delightful home 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 is just a 10-minute walk away, providing excellent transport links for commuters.

## The Accommodation...

The smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Hall

A useful entrance area, an ideal space for coats and shoes with vinyl flooring and a composite entrance door.

### Cloakroom

With a low suite w.c and pedestal wash hand basin. Part tiled walls and tiled floor, radiator and window to the front elevation.

### Sitting Room 15'9" x 13'10" (4.80m x 4.22m)

A generous light and airy reception room with radiator, window to the front elevation and stairs up to the first floor with understairs cupboard.

### Dining Kitchen 15'9" x 14'0" (4.80m x 4.27m)

A wonderful dining kitchen the 'heart' of any family home having plenty of room for a table and chairs, as well as being able to accommodate a sofa, all enjoying Bi-folding doors out to the south facing rear garden, perfect for outdoor entertaining. Fitted with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with concealed lighting having upstands. Inset one and a half bowl stainless steel sink unit, integrated fridge/freezer, dishwasher, washing machine and electric oven with induction hob with stainless steel hood over. Recessed spotlights, radiator and vinyl flooring.

### Landing

With useful storage cupboard, radiator and laddered access to the boarded roof void which provides very generous storage, additional shelving, and lighting.

### Bedroom 1. 13'3" x 8'9" (4.04m x 2.67m)

A spacious double bedroom with radiator and window to the front elevation.

### En-Suite Shower Room

With a white three piece suite comprising a low suite w.c, pedestal wash hand basin and tiled shower stall. Heated towel rail, shaver point tiled floor and part tiled walls, recessed spotlights and window to the side elevation.

### Bedroom 2. 10'11" x 8'9" (3.33m x 2.67m)

Another double bedroom with radiator and window to the rear elevation.

### Bedroom 3. 9'2" x 6'9" (2.79m x 2.06m)

A single bedroom which would also make an ideal home office having a radiator and window to the front elevation.

### Bathroom

A modern house bathroom with a white three piece suite comprising a panelled bath with rainfall shower and shower attachment, low suite w.c and pedestal wash hand basin. Radiator, shaver point, part tiled walls and tiled floor, recessed spotlights and window to the rear elevation.

### Outside

The property benefits from a generous and enclosed south facing rear garden with garden shed and lawned area ideal for children to enjoy. The property also has the advantage of a generous Indian sandstone flagged patio with outdoor powerpoint and tap, making it an ideal space for alfresco dining. A gate leads round to the side of the property where there is a driveway for 2 cars which also benefits from an electric charging point. Further lawned area with flower borders to the front.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking For At Least 2 Cars

Please Note Ings Grove Is A Private Road

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 Risk

Rivers & Sea - Low Risk

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 D. 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: 86.2 m<sup>2</sup> ... 928 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(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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