



9 ST. OSWALDS GARTH GUISELEY LS20 9BN

Asking price £385,000

FEATURES

- Beautifully Presented & Extended Detached Property In An Envious Cul-De-Sac Location
- Stunning Dining Kitchen With Garden Room Enjoying Bi-Folding Door To The Rear Garden
- Elegant Sitting Room With Feature Stone Fireplace
- Three Good Sized Bedrooms & A Modern House Bathroom
- Driveway & Detached Garage With Light & Power
- Turn Key Property Ready To Move Straight Into
- Ideal Opportunity For A Variety Of Purchasers
- Freehold / EPC Rating C / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautifully Presented & Extended 3 Bedroomed Detached Home

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

Ground Floor

Entrance Vestibule

A useful space as you enter the property with a composite entrance door and stairs up to the first floor.

Sitting Room 15'4" x 12'0" (4.67m x 3.66m)

A modern and contemporary reception room having a feature stone fireplace housing an electric fire. Attractive wood effect flooring, radiator, ceiling cornice and bay window to the front elevation.

Dining Kitchen 15'2" x 10'6" (4.62m x 3.20m)

A stylish and modern dining kitchen with a range of base and wall units incorporating cupboards, drawers and coordinating wooden work surfaces with a tiled splash back. Inset ceramic sink with mixer tap, integrated appliances including a fridge/freezer, dishwasher, washing machine, double electric oven and induction hob. Ceiling cornice, radiator, wood effect flooring and French doors into:

Garden Room 15'2" x 8'0" (4.62m x 2.44m)

A terrific additional reception room, an ideal space for both entertaining and relaxing on a summer evening with Bi-Folding doors out to the rear garden. Wood effect flooring, recessed spotlights, Velux windows and further windows to both side elevation.

First Floor

Landing

With linen cupboard, radiator, window to the side elevation and access to the roof void.

Bedroom 1. 14'8" x 8'10" (4.47m x 2.69m)

A good sized principal bedroom with attractive wood flooring, radiator and window to the front elevation.

Bedroom 2. 11'4" x 8'10" (3.45m x 2.69m)

Another good sized double bedroom with radiator, wood effect flooring and window the rear elevation.

Bedroom 3. 9'8" x 5'11" (2.95m x 1.80m)

A comfortable single bedroom which could also be utilised as a dressing room or office for those working from home. Wood effect flooring, radiator, bulkhead storage cupboard and window to the rear elevation.

Bathroom

A smart and modern house bathroom having a panelled bath with shower over, low suite w.c and wash hand basin with cupboards under. Heated towel rail, fully tiled walls, vinyl flooring and window to the rear elevation.

Outside

The property enjoys a low maintenance and enclosed rear garden, landscaped with Indian sandstone providing an ideal space or outdoor entertaining and alfresco dining. There is a long driveway providing off road parking for numerous vehicles and a garage 19'8" x 8'2" which situated at the top of the driveway which has light, power, up and over door, window and door to the side into the rear garden. Further lawned garden to the front with attractive drystone wall and flower borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 D. 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.

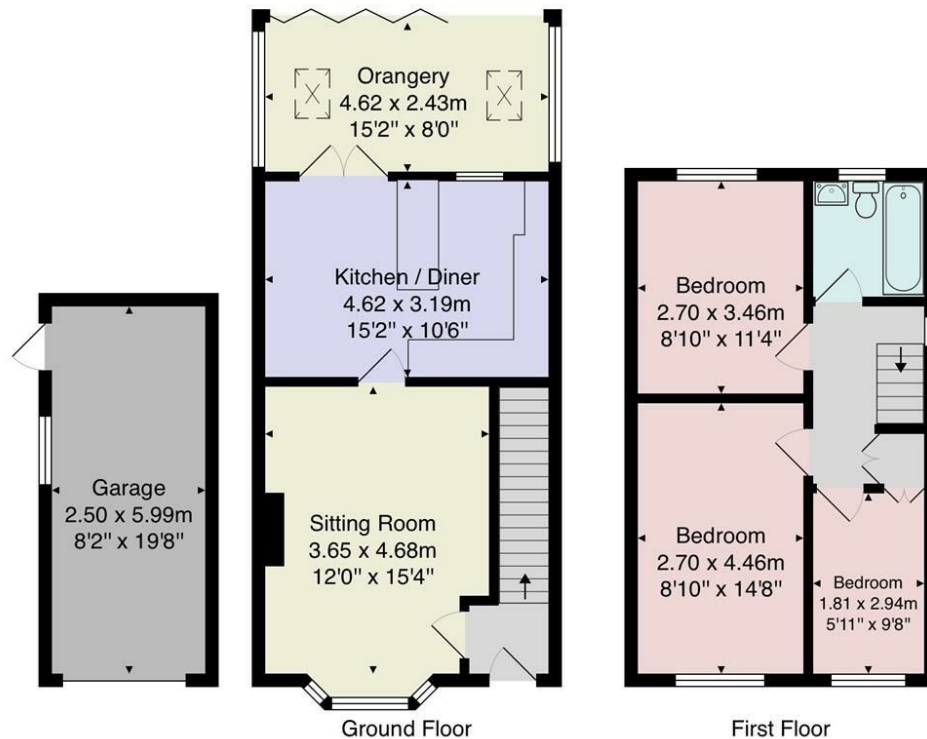
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 87.2 m² ... 938 ft² (excluding garage)

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		83
(69-80) C	69	
(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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