



40 BLAKE CRESCENT GUISELEY LS20 9LF

Asking price £220,000

FEATURES

- Well-Proportioned Brick Built Semi-Detached
- Well-Equipped Dining Kitchen
- Three Good Sized Bedrooms & A Modern House Bathroom
- Light & Airy Sitting Room
- Generous South Facing Lawned Rear Garden & Decked Area
- Conveniently Situated Close To Schools, Amenities & Transport Links
- Ideal Opportunity For A Variety Of Purchasers
- Freehold / EPC Rating C / Council Tax Band B



SHANKLAND
BARRACLOUGH
ESTATE AGENTS

Well-Proportioned 3 Bedrooomed Semi-Detached Family Home

This delightful semi-detached house presents an excellent opportunity for a variety of purchasers. Spanning an impressive 980 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The modern house bathroom comprises a white three piece suite accommodating the needs of a busy household.

Upon entering, you are welcomed into a comfortable reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-equipped dining kitchen provides ample space for family meals and gatherings.

One of the highlights of this property is the generous south-facing lawned rear garden. This outdoor space is perfect for enjoying sunny days, whether you wish to host barbecues, cultivate a garden, or simply unwind in a tranquil setting.

Conveniently located, this home is within easy reach of local schools and amenities, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house on Blake Crescent is a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its spacious layout, lovely garden, and proximity to essential services, it is a property that should not be missed.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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 with a double glazed entrance door, part panelled walls, wood effect laminate flooring and stairs up to the first floor with understairs storage. Window to the side elevation and radiator.

Sitting Room 13'1" x 11'8" (3.99m x 3.56m)

A light and airy reception room with radiator, wood effect laminate flooring and window to the front elevation.

Dining Kitchen 19'0" x 11'9" (5.79m x 3.58m)

An open plan dining kitchen, the 'heart' of any family home with a range of fitted base and wall units incorporating cupboards with under-unit lighting, drawers and co-ordinating work surfaces having a tiled splash back. Inset sink unit with mixer tap, integrated double electric oven and a four ring gas hob having an extractor over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and dishwasher. Pantry cupboard, wood effect laminate flooring, radiator, door to the side elevation and enjoying two windows to the rear overlooking the garden.

First Floor

Landing

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

Bedroom 1. 12'0" x 11'9" (3.66m x 3.58m)

A generous double bedroom having a fitted wardrobe, radiator, wood effect laminate flooring and window to the front elevation.

Bedroom 2. 11'8" x 9'11" (3.56m x 3.02m)

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

Bedroom 3. 8'8" x 7'9" (2.64m x 2.36m)

Currently being used as an office but would also make an ideal single bedroom or hobbies room with radiator and window to the front elevation.

Bathroom

A modern house bathroom with a white three piece suite comprising a panelled bath with shower over, low suite w.c and useful vanity unit. Heated towel rail, part tiled walls and floor, recessed spotlights and windows to the side and rear elevation.

Outside

Standing on a terrific plot with a large predominantly lawned south facing rear garden having a



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

decked seating area ideal for entertaining and a useful garden shed providing excellent storage. Access round the side of the property to the front where there is a low maintenance gravelled area and border with bark chippings.

Tenure, Services And Parking

Tenure: Freehold/Leasehold

All Mains Services Connected

Parking: On Street Parking

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 - Very 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 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

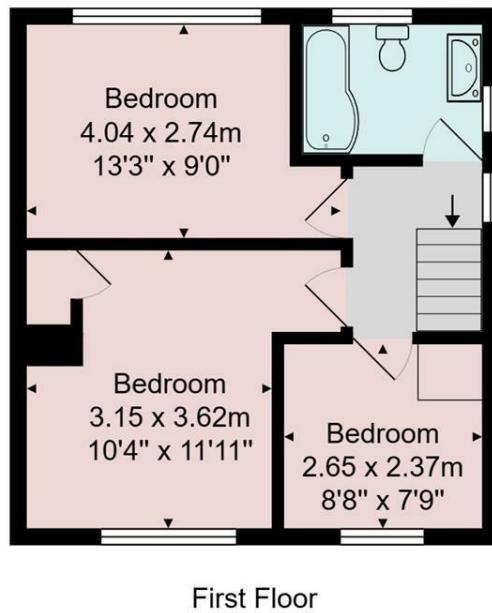
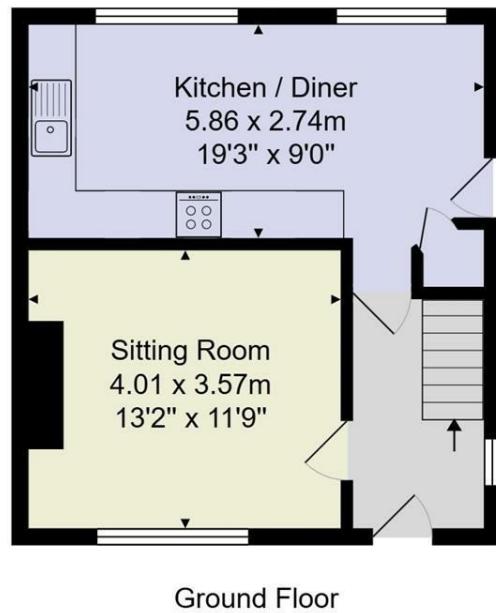
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 75.8 m² ... 816 ft²

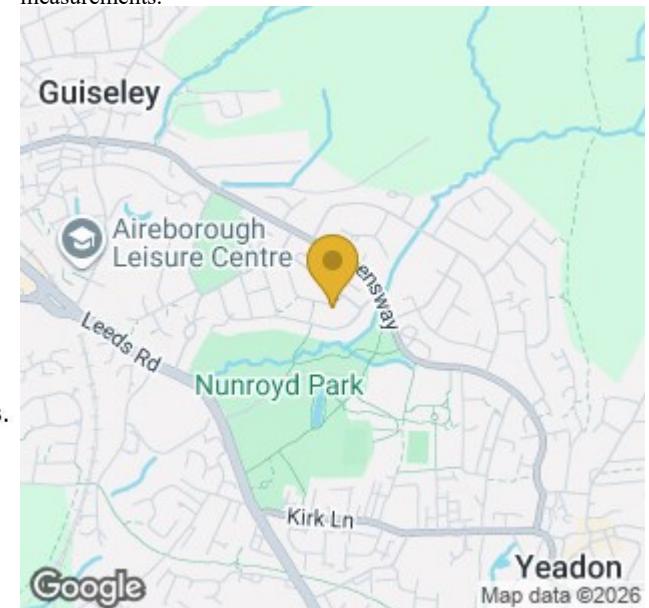
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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		
(81-91) B		85
(69-80) C	70	
(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
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

SHANKLAND
 BARRACLOUGH
 ESTATE AGENTS