



# 33 INGS LANE, GUISELEY LS20 8DA

**Asking price £510,000**

## FEATURES

- Attractive Mature Three Bedroomed Semi Detached House
- Potential To Extended Outwards & Upwards Subject To Gaining The Required Approvals
- Two Lovely Character Reception Rooms Both With Stoves Inset To The Chimney Breasts
- Smart Modern Kitchen With Built in Appliances And A Utility Room
- Modern Four Piece House Bathroom Including A walk In Shower And A Bath
- Fantastic Proportioned Gardens, With The Rear Fully Enclosed And Westerly Facing
- Great Central Location, Within A Short Stroll To The Town Centre, Train Station & Schools
- EPC Rating D / Tenure Freehold / Council Tax Band E



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# Highly attractive mature semi detached house with a large garden

Nestled in the charming area of Ings Lane, Guiseley, this handsome semi-detached house presents an excellent opportunity for families and individuals alike. Spanning an impressive 1,217 square feet, the property boasts two inviting reception rooms, both with stoves fitted to the chimney breast's, three well-proportioned bedrooms, and a family bathroom, making it a comfortable and functional home.

The location is particularly appealing, as it is just a short stroll from the bustling town centre, where you will find a variety of shops and amenities. Additionally, Guiseley train station is conveniently nearby, providing easy access to Leeds, Bradford and beyond. Families will appreciate the proximity to local primary and secondary schools, ensuring that educational needs are well catered for.

The property is set within a generous garden, which is fully enclosed at the rear, offering a private outdoor space perfect for relaxation and play. The garden enjoys a delightful westerly aspect, allowing for plenty of afternoon and early evening sunshine, ideal for summer gatherings or quiet evenings outdoors.

This home also presents great potential for further development, as many neighbouring properties have successfully extended their accommodation. The large open loft space offers an exciting opportunity to create an outstanding principal bedroom with an en-suite facility, subject to obtaining the necessary approvals.

With parking available for up to three vehicles, this semi-detached house is not only a lovely family home but also a property with the potential to grow and adapt to your needs. Do not miss the chance to make this delightful residence your own in the heart of Guiseley.

To arrange your viewing, please contact Shankland barraclough Estate Agents.

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, with Guiseley railway station being centrally located and only a short stroll away.

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

## Entrance Hallway

Via a composite outer door with a glazed top, window to the side, central heating radiator, tiled flooring and a useful understairs storage cupboard.

## Sitting Room 13'3" plus the bay x 12'10" (4.04m plus the bay x 3.91m)

A lovely character room having a square bay window to the front elevation, attractive moulded ceiling cornicing and rose, a focal gas stove to the chimney breast and a central heating radiator.

## Dining Room 14'11" x 12'10" (4.55m x 3.91m)

Once again a fantastic proportioned reception room with a focal fireplace to the chimney breast with a gas stove inset, moulded ceiling cornicing and a central heating radiator.

## Kitchen 11'9" x 9'5" (3.58m x 2.87m)

Smartly appointed with a modern range of wall and base units having worksurfaces over, a sink unit inset and tiled splash backs. Built in electric oven and microwave with a hob over and an integrated dishwasher. Stylish wooden seat set on a central heating radiator, tiled flooring, door with glazed insets and a window to the rear garden.

## Utility Room

Fitted wall and base units, plumbing for a washing machine and a window to the rear.

## First Floor Landing

Window to the side elevation.

## Bedroom 1. 13'3" x 12'10" (4.04m x 3.91m)

Central heating radiator and a window to the front elevation.

## En-Suite

Fitted with a wash hand basin and a low level wc.

## Bedroom 2. 12'10" x 11' (3.91m x 3.35m)

Attractive focal fireplace to the chimney breast, a central heating radiator and windows to the front elevation.

## Bedroom 3. 11' x 9'5" (3.35m x 2.87m)

A good sized third bedroom, central heating radiator and a window to the side elevation.

## Study 9'8" x 3'4" (2.95m x 1.02m)

This area would make the ideal position for a staircase to the attic if you were looking to convert the huge attic space (subject to gaining the required planning approvals)

## House Bathroom

Fitted with a smart modern four piece suite including a bath with a central filler and shampoo shower, a walk in shower with glazed screens, a wash hand basin and a low level wc. Complemented by tiled walls and flooring and a tall central heated towel rail. Window to the front elevation.

## Outside

The property stands within a generous proportioned garden. To the front is a long driveway providing private parking for several vehicles. Neat long lawned garden with hedging and a selection of bushes and shrubs. Moving around to the rear, the garden is fully enclosed and enjoys a westerly aspect perfect for the afternoon and early evening summer sunshine. The rear commences with a paved patio to a large shaped lawn with flower beds inset and an area of artificial lawn perfect for children to use all year round. Large selection of shrubs and bushes, trees and hedging making this a very pleasant and private garden.



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**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Located Within The Beautiful Guiseley Conservation Area

**Council Tax**

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.

**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>

**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

**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.



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### Offer Acceptance & AML Regulations

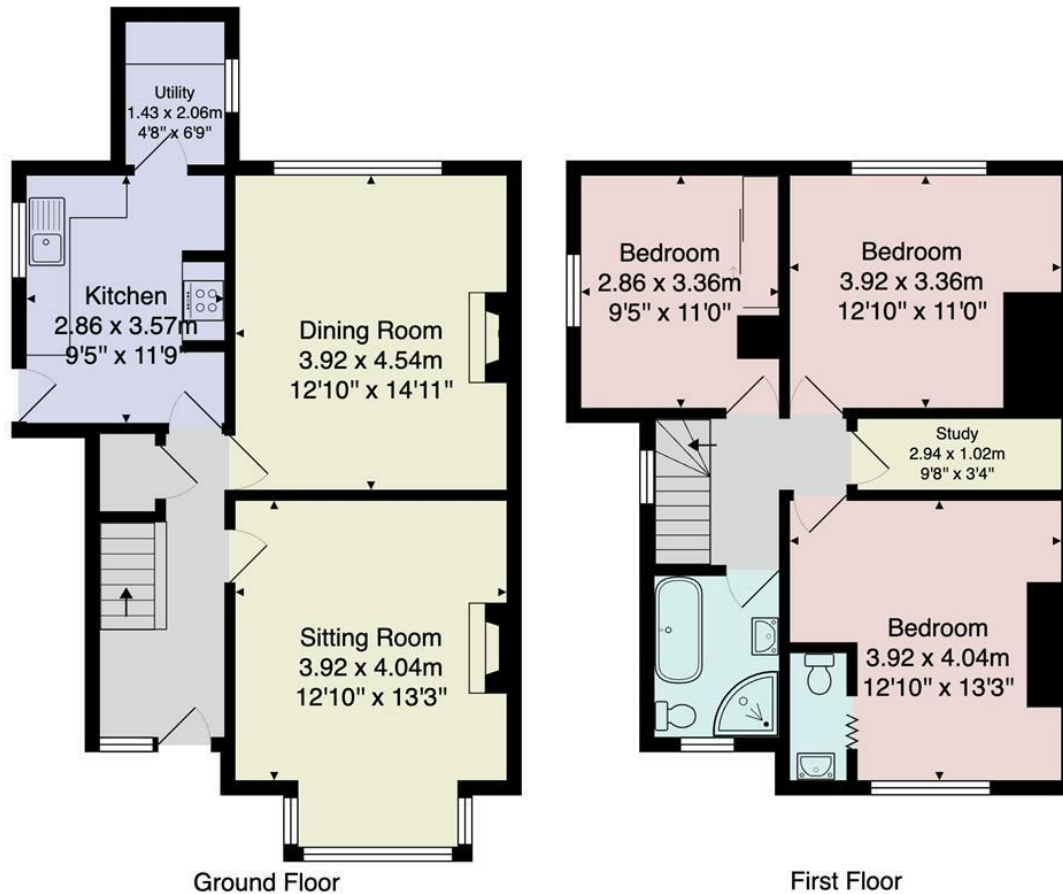
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

### 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: 113.1 m<sup>2</sup> ... 1217 ft<sup>2</sup>

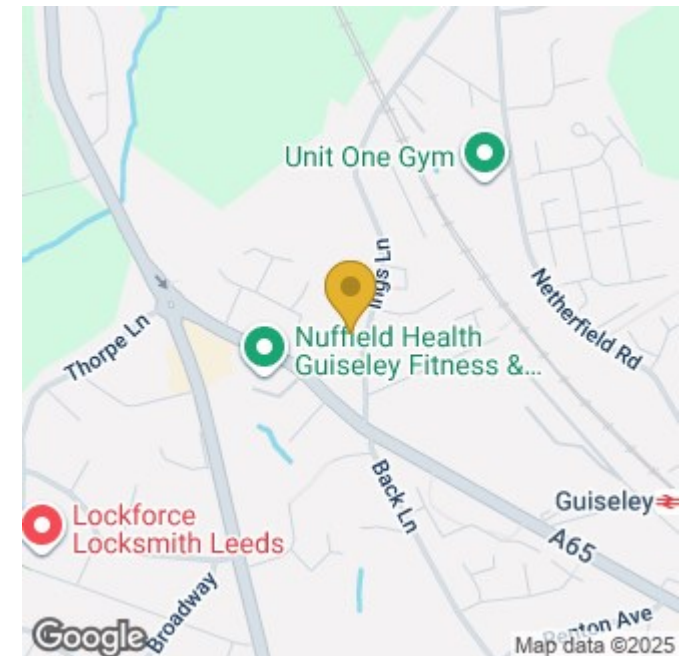
All measurements are approximate and for display purposes only.

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		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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.



**T: Call us on 01943 889010**

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