



# Manor Croft

Town Street | | Guiseley | LS20 9DT

Asking price £385,000



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An exceedingly rare opportunity to acquire a detached home located within a well-established residential area close to the town centre while also enjoying a picturesque outlook over open fields.

Standing within an ample corner plot that features gardens to the front and rear as well as off-street parking, this attractive home has never before seen the open market and is now in need of modernisation.

- Detached & Within Corner Plot
- Off-Street Parking
- Convenient Location
- Gardens To The Front & Rear

With gas central heating, the accommodation comprises:

## Ground Floor

### Entrance Hall

A welcoming entrance hall featuring a dado rail and a useful understairs cupboard that houses the boiler.

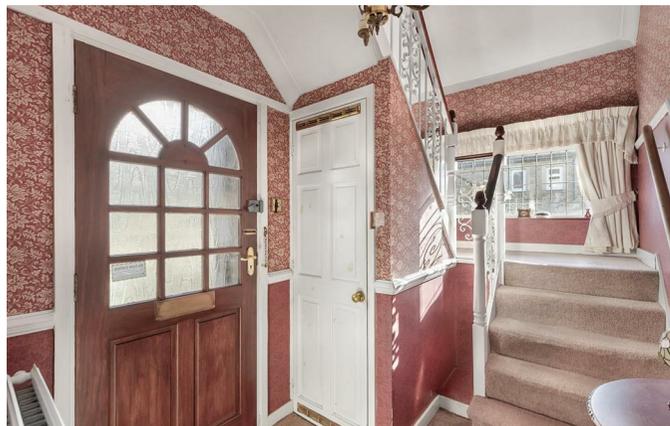
### Cloakroom

Comprising a hand wash basin within vanity unit, w.c and a window to the side elevation.

### Living Area

15'9 x 13'9 (4.80m x 4.19m)

An inviting reception room including a gas fire with marble surround and hearth, ceiling rose and a sliding door leading to:



The property manages to feel peaceful and secluded whilst still being within a comfortable walk of the town centre and train station.



### Conservatory

9'5 x 7'9 (2.87m x 2.36m)

With a tiled floor and enjoying a pleasant outlook over the rear garden.

### Dining Area

11'3 x 11'3 (3.43m x 3.43m)

Directly adjoining the living area and offering an outlook over the front garden.

### Kitchen

11'2 x 9'0 (3.40m x 2.74m)

With a dual aspect and comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven, four ring gas hob with hood over, space for fridge/freezer and plumbing for a washing machine.

### First Floor

#### Bedroom

13'4 x 11'8 (4.06m x 3.56m)

A sizeable double bedroom featuring a recessed wardrobe as well as a beautiful outlook across open fields.

#### Bedroom

11'4 (plus entry recess) x 9'4 (3.45m (plus entry recess) x 2.84m)

A second double bedroom, again including a recessed wardrobe and a Westerly aspect.

#### Shower Room

8'0 x 5'5 (2.44m x 1.65m)

Including a walk-in rainfall shower with glass screen, hand wash basin and a window to the front elevation.

#### Separate W.C

With a w.c and a window to the side elevation.

#### Landing

With plenty of natural light via two windows, linen cupboard and a hatch to the loft.

#### Outside

##### Front Garden

Screened from the road by mature trees, the principally lawned front garden enjoys a Westerly aspect.



## Rear Garden

To the rear of the property is a lawned garden with well-stocked flower beds, rockery, paved seating area, workshop, garden shed and a greenhouse.

## Driveway

A standout feature is the long, block-paved driveway that runs from the front of the house, down the side and to the rear garden.

## 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.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

## Council Tax

City of Bradford Metropolitan District Council Tax Band E.

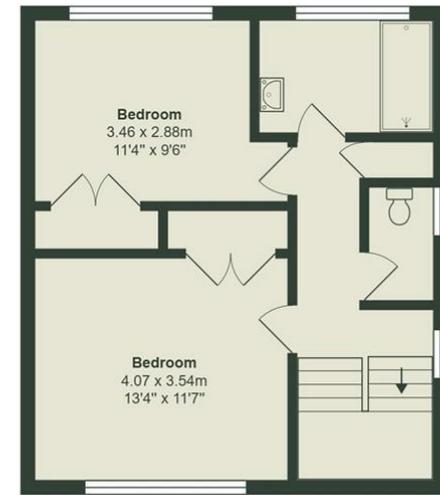


A block-paved driveway provides off-street parking and well-maintained, lawned gardens can be found to the front and rear.





Ground Floor



First Floor

Total Area: 108.1 m<sup>2</sup> ... 1163 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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