Hillside Rise | Guiseley | Leeds | LS20 9DJ

Asking price £365,000

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5 Hillside Rise | Guiseley
Leeds | LS20 9DJ
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An outstanding semi-detached home with gardens to the front and rear, off-street parking and a detached garage, nestled within a peaceful cul de sac while also being within easy reach of Guiseley town centre and train station.

Comprehensively renovated by the current owners, this inviting home enjoys some far reaching views and offers a generous amount of living space, with an ample living room plus a spacious dining kitchen. Situated to the North of Guiseley, the property benefits from comfortable access to Menston, Otley and Ilkley.

- Beautifully Presented Throughout
- Far Reaching Views
- Ample Off-Street Parking
- Cul De Sac Location

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall
6'7 x 6'0 (2.01m x 1.83m)
An inviting entrance hall with high quality laminate wood flooring and stairs to the first floor.

Cloakroom
Comprising a hand wash basin within vanity unit, w.c and a useful understairs store cupboard.

Living Room
21'4 x 9'11 (6.50m x 3.02m)
A beautifully appointed reception room featuring an electric fire with marble surround and hearth as well as recessed display shelving to either side, wood panelling and a window to the front elevation. Glazed double doors lead to:

A noteable feature is the relandscaped rear garden, which includes a sizeable paved seating area as well as a beautifully kept lawn.

Dining Kitchen
16'10 x 8'11 (5.13m x 2.72m)
Well equipped and comprising a good range of base and wall units with coordinating worksurfaces. Appliances include an oven, four ring induction hob with hood over and plumbing for a dishwasher. French doors provide direct acces to the rear garden.

Utility Room
8'0 x 7'9 (2.44m x 2.36m)
Adjoining the dining kitchen and including further base and wall units plus a cupboard housing the boiler, plumbing for a washing machine, space for dryer and fridge freezer.

Side Porch

First Floor

Bedroom
11'8 x 9'11 (plus entry recess) (3.56m x 3.02m (plus entry recess))
An ample double bedroom featuring fitted wardrobes with sliding mirror doors and a far reaching outlook.

Bedroom
11'7 x 9'4 (3.53m x 2.84m)
A second double bedroom, with fitted wardrobe and desk plus a pleasant view across the rear garden and towards Menston.

Bedroom
7'8 x 7'5 (2.34m x 2.26m)
A single bedroom with a fitted wardrobe and enjoying a South Westerly aspect.

Bathroom
5'11 x 5'5 (1.80m x 1.65m)
Smartly presented and comprising a bath with rainfall shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Landing
With a window to the side elevation and a hatch with ladder providing access to a boarded loft.

Outside

Driveway
A standout feature is the particularly long driveway, which provides ample off-street parking for two vehicles.

Front Garden
A principally gravelled front garden featuring an array of mature shrubs.

Rear Garden
To the rear of the property is a generous garden that has been thoughtfully relandscaped by the current owners. Providing a well-kept level lawn featuring an acer tree as well as a substantial paved seating area that provides the ideal space for outdoor entertaining.

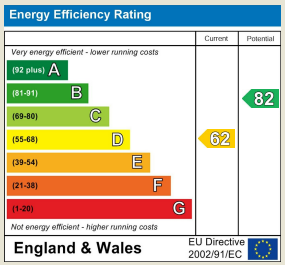
Detached Garage
17'5 x 9'8 (5.31m x 2.95m)
With light and power and accessed either via an up and over door to the front or a single door to the rear.

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.

The property occupies a secluded cul de sac location, whilst still being within easy reach of Guiseley, Menston, Otley and Ilkley.



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