



OTLEY ROAD, GUISELEY, LEEDS,
WEST YORKSHIRE, LS20 8LZ

£225,000

2 BEDROOM END OF TERRACE HOUSE
EPC Rating: E

HARDISTY
AND CO

LOCATION

This is a highly sought after location in Guiseley being close to delightful open countryside and yet close to great local amenities including the train station. There are many facilities available in the town including an excellent range of shops, supermarkets and banks etc. Guiseley offers a choice of restaurants, eateries and pubs, which cater for all tastes and age groups. The schools in the area all have good academic reputations and are easily accessible from this property. Guiseley Train Station provides fast, frequent and reliable services to Leeds, Bradford and Ilkley. There are main road connections to the commercial centres of Leeds, Bradford and Harrogate and easy access to the motorway system. Leeds Bradford International Airport is a short drive away. The nearby A65 provides easy access to the Dales and the Lake District.

GROUND FLOOR

The property is entered via a traditional vestibule entrance which leads into a spacious family lounge. A bright and welcoming reception space featuring tall ceilings, neutral décor and dual aspect to the front elevation, allowing for an abundance of natural light. Stairs rise to the first floor, whilst a rear door provides access down to the lower ground level.

LOWER GROUND FLOOR

Forming the heart of the home is the impressive lower ground floor dining kitchen. Stylishly fitted with modern grey handleless units, laminate worktops and integrated appliances including oven, gas hob and sink, the space offers both practicality and contemporary appeal. There is ample room for a dining table and chairs, with natural light to the front elevation and the added benefit of a useful understairs utility cupboard.

FIRST FLOOR

To the first floor is a well-proportioned double bedroom positioned to the front of the property, alongside a modern three-piece house bathroom. Finished with a white suite and part ceramic tiling, the bathroom offers a clean and contemporary feel.

SECOND FLOOR

Occupying the entire top floor is a superb principal bedroom creating a peaceful and private retreat. Featuring vaulted ceilings and excellent natural light, the room enjoys a bright and airy atmosphere whilst retaining plenty of character.

OUTSIDE

Externally, the property stands proud as an attractive Victorian stone terrace with excellent kerb appeal. To the front is the rare advantage of private driveway parking, providing valuable off-road parking for this style of home.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

SERVICES – Disclosure of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants, and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with Mortgage Advice Bureau. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers, and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

FINANCIAL SERVICES

Linley and Simpson Sales Limited trading as Hardisty are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. 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 for this is £50 +VAT per named buyer and is paid to the firm who administer the money laundering ID checks, being lamproperty / Movebutler. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

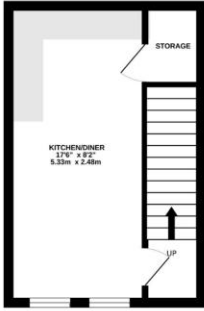
PLEASE NOTE

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.

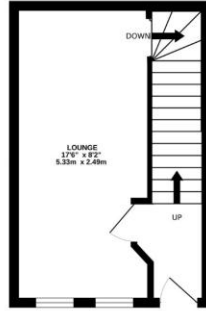


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

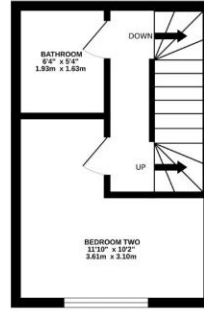
BASEMENT LEVEL
203 sq.ft. (18.9 sq.m.) approx.



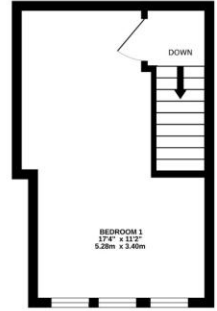
GROUND FLOOR
203 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.