

HARDISTY AND CO

Masefield Street
Guiseley



£260,000
Offers Over

hardistyandco.com

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HARDISTY AND CO

WE ARE DELIGHTED TO OFFER FOR SALE THIS ABSOLUTELY STUNNING AND BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME. RENOVATED THROUGHOUT TO THE HIGHEST OF STANDARDS AND WITH NOTHING TO DO BUT MOVE IN, THIS GORGEOUS PROPERTY IS DEFINITELY WORTH VIEWING. A PERFECT STARTER HOME OR GREAT FOR ANY WHO NEEDS TO DOWNSIZE, THIS WILL SUIT ALL. DO NOT MISS OUT. CALL NOW FOR A VIEWING.



INTRODUCTION

WE ARE DELIGHTED TO OFFER FOR SALE THIS ABSOLUTELY STUNNING AND BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME. RENOVATED THROUGHOUT TO THE HIGHEST OF STANDARDS AND WITH NOTHING TO DO BUT MOVE IN, THIS GORGEOUS PROPERTY IS DEFINITELY WORTH VIEWING. A PERFECT STARTER HOME OR GREAT FOR ANY WHO NEEDS TO DOWNSIZE, THIS WILL SUIT ALL. As you enter this much loved home, you immediately get the feeling of how light and airy it is. Comprising entrance hall, family lounge and bespoke fitted dining kitchen with French doors leading into a beautiful landscaped garden. To the first floor there are three bedrooms and a luxury house bathroom. To the front of the property there is an attractive resin driveway providing off street parking for two cars. The garden to the rear is child friendly, enclosed with a beautiful Indian stone paving seating area, leading to a landscaped lawned area with downlights scattered around the garden for those late barbecue evenings with family and friends. EARLY VIEWING IS ESSENTIAL. CALL NOW TO MISS OUT.

GUISELEY

This is a very desirable location being close to delightful open countryside and yet close to good local amenities. 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.

HOW TO FIND THE PROPERTY

POST CODE VIA SAT NAV LS20 9LL

ACCOMMODATION

ENTRANCE HALL

As you enter this stunning home, you immediately get the feeling of how light and airy

it is. Offering an abundance of natural light throughout and comprising Upvc double glazed window to the side elevation. Upvc double glazed door to front elevation. Roll over radiator. Tiled flooring. Stairs to first floor. Doors to:

FAMILY LOUNGE

12'10 into recess x 11'7

Again offering an abundance of natural light, this lovely lounge comprises Upvc double glazed windows to the front elevation. Roll over radiator. Wood burning stove. TV point.

BESPOKE FITTED DINING KITCHEN

19'1 x 21'4 max

Great for entertaining family and friends and being the heart of the house, this stunning modern bespoke fitted kitchen which leads directly into the beautiful garden comprises Upvc double glazed floor to ceiling windows and French Doors to the rear elevation. Inset spotlights. Point for double fridge freezer. Integral electric cooker and induction hob with Neff extractor fan over. Integrated dishwasher. A wide range of high quality fitted wall and base units with quartz work surfaces. Quartz sink single drainer. Two modern upright radiators.

FIRST FLOOR



LANDING AREA

Comprising Upvc double glazed windows to the side elevation. Access to loft with power and light, pull down ladders and fully insulated and boarded. Solid oak doors leading to:

LUXURY HOUSE BATHROOM

7'4 x 5'8

No expense spared. Comprising Upvc double glazed windows to the rear and side elevations. Panelled bath with thermostatic shower over. Built in vanity unit with storage and wash hand basin. Low level w.c. Fully tiled walls and floors. Extractor fan. Inset spotlights.

MASTER BEDROOM

12'5 x 10'2

A beautiful double bedroom comprising Upvc double glazed windows to the front elevation. Single radiator. TV point.

BEDROOM.2.

11'4 x 9

Another double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator.

BEDROOM.3.

7'10 x 8'9

A good size single comprising Upvc double glazed window to the front elevation. Single radiator.

OUTSIDE

PARKING, FRONT AND REAR GARDENS

To the front of the property there is an attractive resin driveway providing off street parking for two cars. The garden to the rear is child friendly, enclosed with a beautiful Indian stone paving seating area, leading to a landscaped lawned area with downlights scattered around the garden for those late barbecue evenings with family and friends.

ADDITIONAL SERVICES Disclosure of financial interest

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 our

in-house mortgage and protection specialists HARDISTY FINANCIAL. 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 at <https://hardistyandco.com/financial-interests/> MORTGAGE SERVICES.

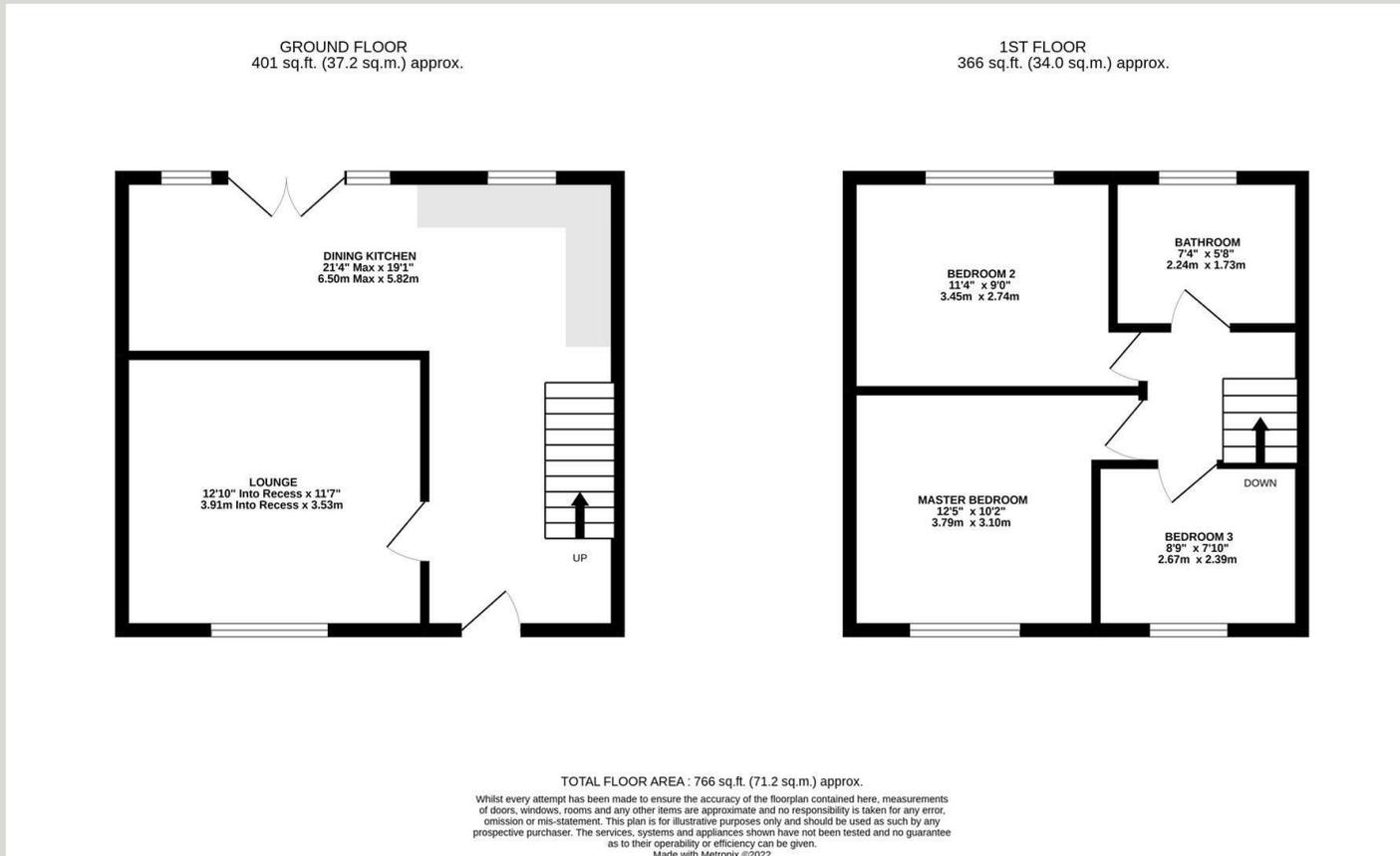
Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

BROCHURE DETAILS.

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



HARDISTY AND CO



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 71 | |
| | | 85 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

