



**Fieldhead Road, Guiseley Leeds LS20 8DU**

**welcome to**

**Fieldhead Road, Guiseley Leeds**

A beautifully maintained mid-terrace property located in a highly desirable residential area. This home features spacious and well-balanced accommodation, including three generously sized bedrooms, a stylish kitchen/dining area, a versatile loft room, driveway parking, and a low-maintenance rear gar



## **Guiseley**

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

## **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

## **Lounge**

15' 8" Into bay x 13' 11" Max ( 4.78m Into bay x 4.24m Max )

A bright and airy room having a feature fireplace with a log burner and wood lintel above creating a lovely central focal point in the room.

## **Kitchen/Diner**

17' 7" Max x 8' Max ( 5.36m Max x 2.44m Max )

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer with a complimenting splashback and there are spaces for all appliances. The dining area has ample space for a table and chairs and a door to the rear gives access to the garden.

## **Bedroom One**

12' 6" Max x 10' 9" Into wardrobes ( 3.81m Max x 3.28m Into wardrobes )

A double bedroom positioned to the front elevation having fitted wardrobes with sliding mirrored doors.

## **Bedroom Two**

10' 9" Into wardrobes x 8' Max ( 3.28m Into wardrobes x 2.44m Max )

A double bedroom positioned to the rear elevation with fitted wardrobes.

## **Bedroom Three**

8' 6" Max x 6' 3" Max ( 2.59m Max x 1.91m Max )

A single bedroom positioned to the front elevation with space for free standing furniture.

## **Shower Room**

With tiled walls and fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc.

## **Loft**

17' 3" Limited head height x 9' 9" Limited head height ( 5.26m Limited head height x 2.97m Limited head height )

A fabulous space which has the potential to be fully converted STBR, with two skylights and laminate flooring.

## **Outside**

To the front of the property there is a driveway providing off street parking. The rear garden is low maintenance with a decked seating area and gravel.

## **Agents Note**

There is a right of way at the rear behind the gate.



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## Fieldhead Road, Guiseley Leeds

- MID TERRACE HOUSE
- THREE BEDROOMS
- SPACIOUS LOFT WITH POTENTIAL TO CONVERT STBR
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £270,000



Please note the marker reflects the postcode not the actual property

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