



**Springfield Road, Guiseley**  
**£239,950**

**DaleEddison**  
Estate Agents & Chartered Surveyors  
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# 8 Springfield Road

## Guiseley

### LS20 8AL

A TWO BEDROOM MID TERRACED STONE HOME SET OVER THREE FLOORS WITH A SURPRISING AMOUNT OF SPACE. TWO BEDROOMS, TWO RECEPTION ROOMS, BREAKFAST KITCHEN AND A STUDY. VIEWING IS ESSENTIAL.

This two bedrooomed mid terraced house offers an excellent amount of living space over three floors. The property is centrally located in Guiseley, it is within walking distance of leisure and shopping facilities, primary and secondary schools and the train station. The property briefly comprises; ground floor, sitting room, dining room, lower ground floor, attractive breakfast kitchen, study with store cupboard, w.c, first floor, landing, two double bedrooms, the master having built in wardrobes and the house bathroom with a four piece suite. Externally there is a patio seating area to the rear with raised stone flower beds.



The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

The accommodation which incorporates GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## GROUND FLOOR

**SITTING ROOM** 15' 9" x 13' 10" (4.8m x 4.22m) having a door and window to the front, ceiling cornice, radiator, television and telephone point, fireplace with a marble hearth and backing, stairs to the lower ground floor.

**DINING ROOM** 12' 6" x 12' 1" (3.81m x 3.68m) having a window to the rear, radiator, television point, fireplace with marble hearth and backing and stairs to the first floor.

## LOWER GROUND FLOOR

**BREAKFAST KITCHEN** 12' 10" x 12' 0" (3.91m x 3.66m) having a range of wall and base units with granite working surfaces over, concealed lighting, tiled splash backs, stainless steel sink with mixer tap, granite breakfast bar, integrated double Stoves oven, electric hob with cooker hood over, wine cooler, fridge, plumbing for automatic washing machine, concealed wall mounted Vokera gas central heating boiler, feature stone fire place with a wood burning stove inset, window to the rear and stable style door to the rear and an under stairs cupboard.

**STUDY** 13' 4" x 10' 1" (4.06m x 3.07m) having a tiled floor, radiator, inset ceiling lights, telephone point and a useful store cupboard with a light.

**WC** having a low suite wc, basin with mixer tap, inset ceiling lights, part tiled walls, tiled floor and vanity unit.

## FIRST FLOOR

**LANDING** with an access hatch to the roof void.

**BEDROOM 1** 12' 2" x 11' 2" (3.71m x 3.4m) having a window to the rear, fitted wardrobes to both alcoves, over stairs cupboard, radiator and ceiling cornice.

**BEDROOM 2** 14' 0" x 10' 5" (4.27m x 3.18m) having a window to the front, radiator and television point.

**BATHROOM** 10' 6" x 4' 11" (3.2m x 1.5m) having a modern white four piece suite which comprises; a free standing bath with a central mixer tap with a shower attachment, low suite w.c, pedestal basin with mixer tap, corner shower cubicle, heated towel rail, tiled walls and floor, window to the front and inset ceiling lights.

**OUTSIDE** to the rear is a flagged patio area with raised stone flower beds.

**COUNCIL TAX** Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please contact them directly.

**TENURE** we understand that the property is freehold.

**DIRECTIONS** from Dale Eddisons office in central Guiseley, proceed from the traffic lights in the direction of Yeadon, turn left onto Springfield Road with No. 8 being on the right hand side.

**VIEWING** Strictly by prior appointment with Dale Eddison's Guiseley office.

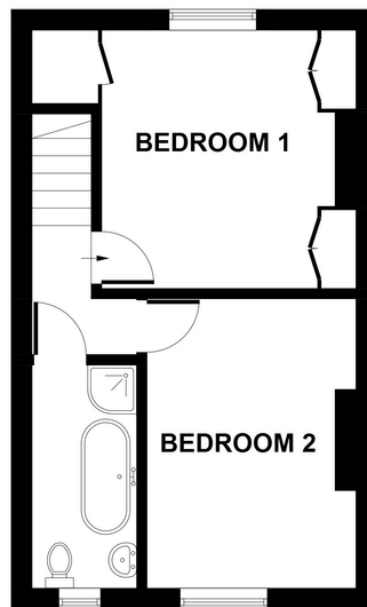
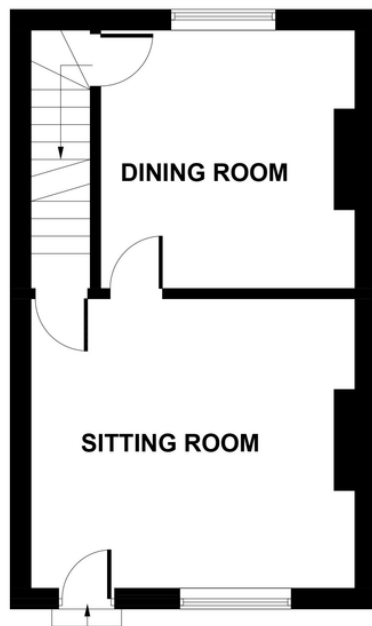
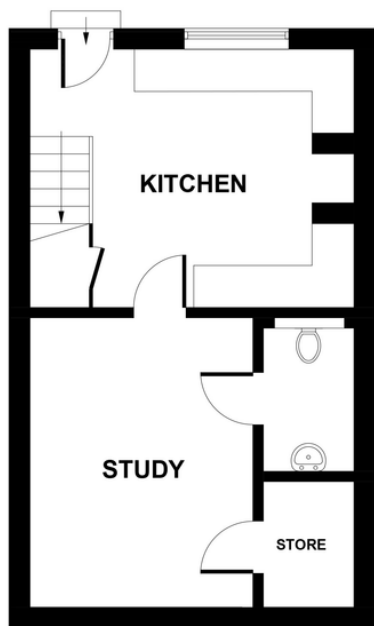
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Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm  
Sundays 11am - 3pm

**GENERAL** 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.

The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

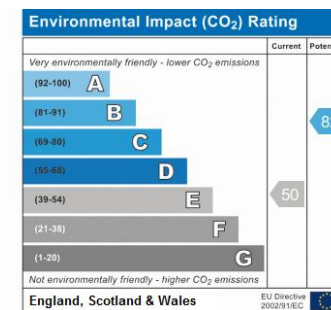
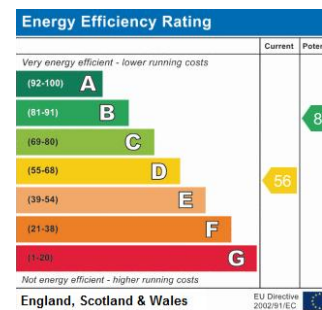
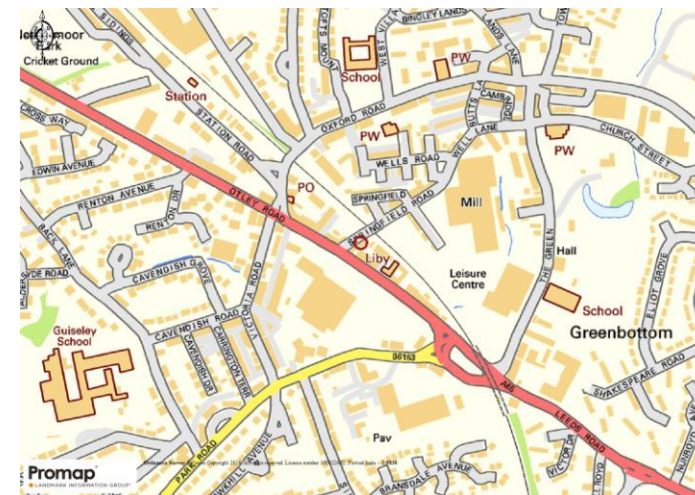






**8 SPRINGFIELD ROAD**

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 289130)



**Dale Eddison**  
 115-117 Otley Road  
 Guiseley LS20 8AF

**T: 01943 873613**  
**E: guiseley@daleeddison.co.uk**  
**W: www.daleeddison.co.uk**

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.