



53 Park Road, Guiseley LS20 8AU
Asking Price Of £315,000





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Guiseley

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BEAUTIFULLY PRESENTED MODERNISED
THREE BEDROOM SEMI DETACHED HOUSE
IDEALLY LOCATED FOR ALL OF THE TOWNS
EXCELLENT AMENITIES AND FACILITIES.

Looking for a home that is ready to move into, well look no further. This beautifully presented semi detached home offers smart modern appointed fixtures and fittings throughout, together with good parking to the front and a private fully enclosed garden to the rear. The accommodation commences with a welcoming entrance hallway, a light and airy reception room with a living and dining area, as well as a spacious conservatory off looking over the rear garden. There is a stunning modern integrated kitchen with bi-folding doors to the rear garden, a large utility room and a downstairs cloaks w.c. To the first floor we have three bedrooms and a smart modern house bathroom. We cannot recommend enough the need to view this house internally fully appreciate the excellent accommodation size and layout on offer.



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

ENTRANCE HALLWAY Having a solid outer door to the front elevation with glazed insets, this welcoming hallway has the staircase to the first floor, a central heating radiator and a useful under stairs storage cupboard.

SITTING AND DINING ROOM 24' 5" x 11' 5" (7.44m x 3.48m) Having two defined areas this lovely proportioned reception rooms having wooden flooring running through, tall radiators, window to the front with plantation blinds together with a glazed door and window to the conservatory at the rear.

CONSERVATORY 12' 5" x 9' 9" (3.78m x 2.97m) Windows and French doors to the rear garden, the conservatory is a great addition, has a central ceiling fan and a central heating radiator.

STUNNING KITCHEN 14' 3" x 10' 8" (4.34m x 3.25m) Comprehensively fitted with a stylish range of sleek modern units which also includes a central island with a work surface over having a five ring gas hob inset and a raised breakfast bar peninsular. Also built in to this kitchen is a double oven and dishwasher, space for an American fridge-freezer, warming under floor heating and triple folding doors to the rear garden.

UTILITY ROOM 10' 5" x 6' 4" (3.18m x 1.93m) The perfect location to kick off those muddy boots and wet coats, the utility offers a good number of fitted units, provides plumbing for a washing machine and has space for a tumble dryer. Central heating radiator and a window to the front elevation with plantation blinds.

DOWNSTAIRS W.C Modern two piece suite comprising a low level w.c and a wash hand basin to a vanity storage unit. Tiled walls and flooring, modern heated towel rail and a Velux window.

FIRST FLOOR LANDING Window to the side elevation.

BEDROOM 1. 13' 8" x 10' 4" (4.17m x 3.15m) Central heating radiator and a window to the rear elevation.

BEDROOM 2. 11' 1" x 10' 4" (3.38m x 3.15m) Window to the front elevation and a central heating radiator.

BEDROOM 3. 7' 6" x 7' 5" (2.29m x 2.26m) Window to the side elevation and a central heating radiator.

BATHROOM W.C Smart modern house bathroom complemented by tiled walls and flooring, a heated towel rail and a window to the rear. The suite includes a bath with a shower and a screen over, wash hand basin and a w.c neatly fitted in to a vanity storage.

PARKING AND GARDENS To the front is great parking to a neat block paved area with steps and a pathway to the front door separating a neat lawn. Moving around to the rear, the garden is fully enclosed and includes a neat lawn, decked and paved areas.

TENURE We are advised that the property is Freehold

COUNCIL TAX Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison on (01943) 873613, or e-mail us guiseley@daleeddison.co.uk Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances. Your home may be repossessed if you do not keep up repayments on your mortgage. The Initial consultation is free of charge and totally without obligation. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.


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.





53 PARK 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 713167)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Dale Eddison

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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.