



**13 Morton Terrace, Guiseley LS20 8BU**  
**Asking Price Of £155,000**







# 13 Morton Terrace

## Guiseley

### LS20 8BU

**WITH LARGE GARDEN AREAS TO THE FRONT AND REAR TOGETHER WITH PRIVATE OFF ROAD PARKING, THIS STONE BUILT TERRACED HOUSE IS THE PERFECT HOME FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR.**

Ideally located just a short stroll from Guiseley train station for those travelling to Leeds or Bradford, together with the excellent array of local shops pubs and restaurants also close at hand make this an ideally located property. A perfect home for a first time buyer or a buy to let investor, this fine property is offered with the advantage of having NO ONWARD CHAIN. The accommodation includes a welcoming sitting room with beautiful exposed Yorkshire stone flagged flooring and a wood burning stove to the chimney breast. The kitchen offers a good number of units. There are cellars below for storage. The first floor has a lovely proportioned bedroom with a cast iron fireplace and a house bathroom. Superbly gardens to both the front and rear together with private off road parking.



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:



**SITTING ROOM** 13' 3" x 11' 11" (4.04m x 3.63m) Beautiful character reception room with feature exposed Yorkshire stone flagged flooring and a wood burning stove to the chimney breast. Central heating radiator, window and door to the front elevation.

**KITCHEN** 10' x 6' 2" (3.05m x 1.88m) Offering a comprehensive range of wall and base units having work surfaces over and a sink unit inset. Provision for a gas cooker, plumbing for a washing machine, window and a door to the rear elevation.

**CELLARS** Useful cellars with light and power. Central heating boiler located at the top of the stairs to the cellar.

**FIRST FLOOR LANDING** With access to the following rooms:

**BEDROOM 1.** 13' 3" x 11' 11" (4.04m x 3.63m) Cast iron fireplace to the chimney breast, central heating radiator and a window to the front elevation.

**BATHROOM W.C** Fitted with a three piece suite in white comprising a panelled bath, pedestal wash hand basin and a low level w.c. Complemented by tiled splash backs, a central heating radiator and a window to the rear elevation.

**GARDENS & PARKING** To the front is a long lawned garden with stone walling and hedging. To the rear is a private off road parking area with a further long lawned garden beyond enclosed by fencing. Access lanes to both the front and rear.

**TENURE** We are advised that the property is Freehold.

**COUNCIL TAX** Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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's office on (01943) 465465, e-mail us at [guiseley@daleeddison.co.uk](mailto: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.

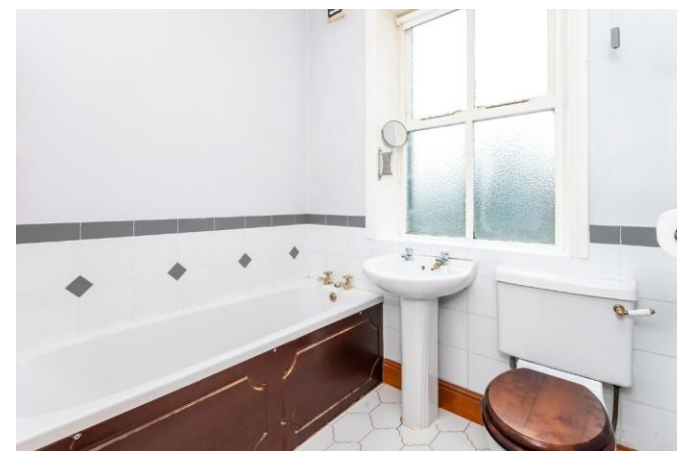
Your home may be repossessed if you do not keep up repayments on your mortgage.

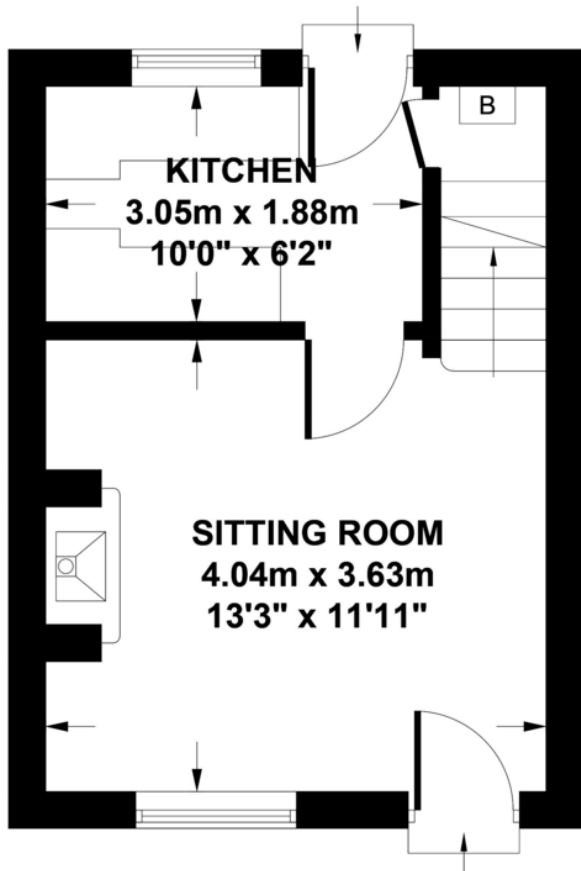
The Initial consultation is free of charge and totally without obligation. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

**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.

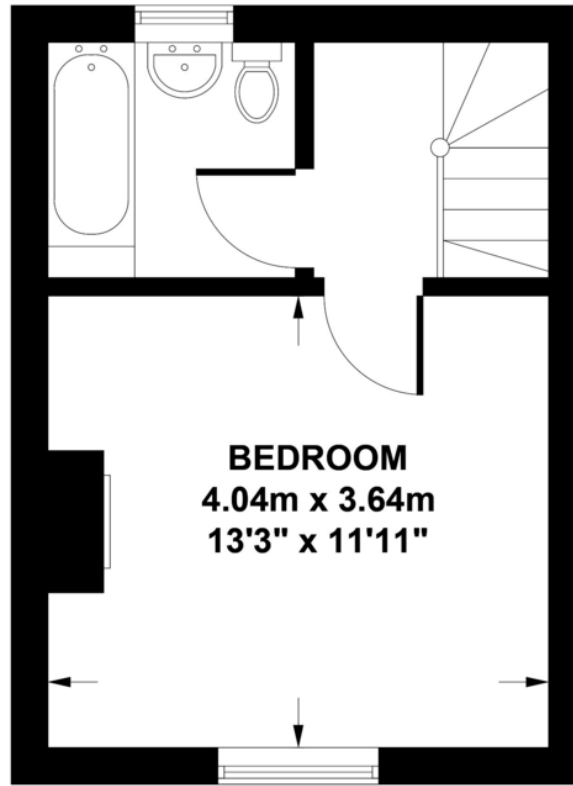
**MONEY LAUNDERING REGULATIONS** To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.





**GROUND FLOOR**



**FIRST FLOOR**

**13 MORTON TERRACE**

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 720159)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		62
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.