

Ornella's Estates

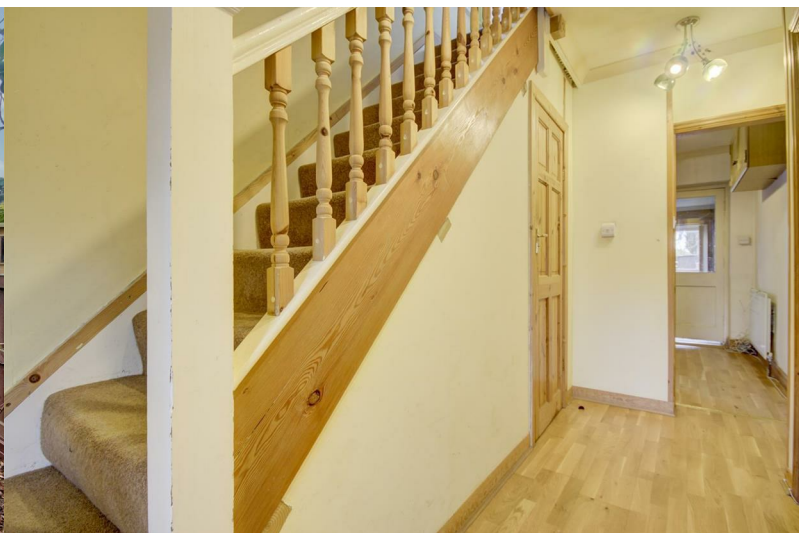
PROUDLY INDEPENDENT



37. New Way

Guiseley, Leeds, LS20 8JR

Offers over £400,000



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INTRODUCTION

SUCH A FABULOUS PURCHASE. SET IN A HIGHLY SOUGHT AFTER LOCATION OF TRANMERE PARK IN GUISELEY, WITH GREAT SCHOOLS, LOVELY COUNTRY WALKS AND LOADS OF AMENITIES, RESTAURANTS AND BARS, WE ARE DELIGHTED TO OFFER FOR SALE THIS MUCH LOVED EXTENDED FAMILY HOME. OFFERING HUGE POTENTIAL AND GREAT FOR ANYONE WHO LOVE TO PUT OWN MARK ON THINGS, TO MAKE THIS YOUR DREAM HOME. Comprising entrance porch, entrance hallway, downstairs w.c. family lounge, family dining room, 2nd reception room, fitted kitchen, downstairs double bedroom with ensuite. To the first floor there are three bedrooms, master with fitted wardrobes, house bathroom and separate w.c.. To the front of the property there is a driveway providing off street parking and garden which is mainly laid to lawn, with trees and shrubbery. However, to the rear there is a larger than average enclosed garden, which is pebbled and paved, with an abundance of flowers, trees and shrubbery and garden shed. GREAT FOR SITTING OUT IN THE SUMMER AND ENTERTAINING FAMILY AND FRIENDS. DO NOT MISS OUT. CALL NOW ON 01943 661506 TO ARRANGE A VIEWING. TENURE: FREEHOLD

WHAT OUR VENDOR LOVES ABOUT THE HOUSE

This was our first and only house. We bought it after we got married. We had both moved up to Tranmere from London with our respective family in 1968 within a week of each other. Our house has seen us grow as a couple into parents of two incredible children and as grandparents. Our home has been filled with laughter and music for more than 4 decades and many parties, barbeques and dancing in the garden with family and friends around treehouse, bonfires and fire pit. My favourite room is the dining room where we gathered together enjoying good food and numerous conversations. It is time for the house to make new memories for others now.

GUISELEY

TRANMERE PARK IS A PRESIGEOUS LOCATION OF GUISELEY AND HAS A LOT TO OFFER AND IS A VERY DESIREABLE AREA TO LIVE. WITH AN ABUNDANCE OF SHOPS, RESTAURANTS AND PUBLIC HOUSES ALONG WITH A MORRISONS AND ALDI SUPERMARKETS THE CHOICE IS YOURS. THERE IS A WIDE RANGE OF FABULOUS SCHOOLS IN THE AREA AND TRANSPORT LINKS WITH GUISELEY AND MENSTON TRAIN STATIONS ON THE DOOR STEP WHICH RUN TO LEEDS AND ILKLEY. THE A65 RUNS DIRECTLY INTO LEEDS. FOR THOSE TRAVELLING FURTHER AFIELD LEEDS, BRADFORD AIRPORT IS ONLY A SHORT DIRVE AWAY.

HOW TO FIND THE PROPERTY

Sat Nav LS20 8JE

ACCOMMODATION

ENTRANCE PORCH

Comprising Upvc double glazed door and windows to the front elevation. Tiled flooring. Glass panelled door to:

ENTRANCE HALLWAY

Comprising a glass panelled door leading from the porch which allows ample natural light and leads into a good sized hallway. Coving to ceiling. Stairs to first floor. Double radiator. Doors to:

DOWNSTAIRS W.C.

Always a useful room to have. Comprising low level w.c. and wash hand basin. Extractor fan. Double radiator. Part tiled walls.

FAMILY LOUNGE

13'5" x 11'10" into bay (4.11m x 3.61m into bay)

Comprising Upvc double glazed windows to the front elevation. Coving to ceiling. Feature electric fire. Radiator. TV point. Double glass panelled doors to:

FAMILY DINING ROOM

11'8" x 11'6" into recess (3.56m x 3.51 into recess)

Always great to have when family and friends come to dine. Comprising fitted electric fire. Wood flooring. Double radiator. Three triple plug sockets.

2ND RECEPTION ROOM/PLAYROOM/CONSERVATORY

16'4" max x 14'11" m max (4.98m max x 4.55 m max)

This is a fabulous spacious light and airy room which can be used for whatever is needed. Or for those of you who love a large open plan kitchen living space, this is an easy fix. Comprising Upvc double glazed windows and doors to the rear elevation leading into the garden. Solid wood flooring. Radiator.

FITTED KITCHEN

17'1" x 7'4" (5.21m x 2.24m)

With a wide range of fitted wall and base units providing ample storage. Laminate worktops. Integral electric oven with gas hob. Points for fridge freezer. Plumbing for dishwasher and washing machine. Part tiled walls. Upvc double glazed windows to the rear and side elevations. Door to:

DOWNSTAIRS BEDROOM WITH FITTED SHOWER

15'10" x 8'3" (4.85m x 2.54m)

This is a great double bedroom for those who can no longer manage the stairs. Briefly comprising Upvc double glazed windows to the front elevation. Storage space to loft. Fitted shower and pedestal wash hand basin, low level w.c. extractor fan.

FIRST FLOOR

LANDING AREA

Comprising access to boarded out loft and attic. Radiator. Upvc double glazed window to the side elevation. Doors to:

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SEPARATE W.C.

Comprising low level w.c.

HOUSE BATHROOM

9'1" x 7'1" m (2.77m x 2.18 m)

Briefly comprising panelled bath. Shower cubicle. Pedestal wash hand basin and low level w.c. Part tiled walls. Upvc double glazed window to the side elevation.

BEDROOM.1.

12'0" x 9'3" fitted wardrobes (3.68m x 2.84m fitted wardrobes)

Another great double bedroom comprising Upvc double glazed windows to the front elevation. Fitted wardrobes. Laminate flooring, Radiator,

BEDROOM.2.

11'8" x 11'3" (3.58m x 3.45m)

Another great double bedroom comprising Upvc double glazed windows to the rear elevation overlooking the garden. Radiator. Laminate flooring.

BEDROOM.3.

8'2" x 6'3" (2.49m x 1.93)

Comprising Upvc double glazed window to the front elevation. Single radiator.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

To the front of the property there is a driveway providing off street parking. The garden is mainly laid to lawn with shrubbery and trees.

REAR GARDEN

To the rear of the property there is a easy maintained larger than average enclosed child friendly garden. Comprising paved seating areas, leading to a pebbled area with flowerbeds, shrubs and trees. There is also a large garden shed. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS AND ENJOYING THOSE SUMMER BARBACUES.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

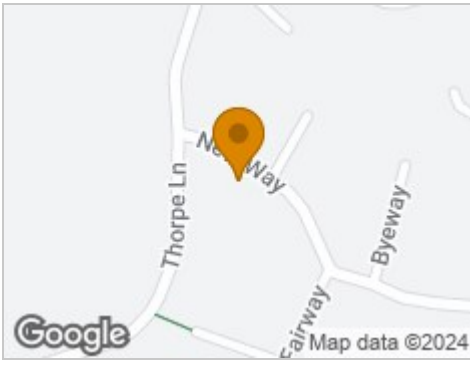
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME



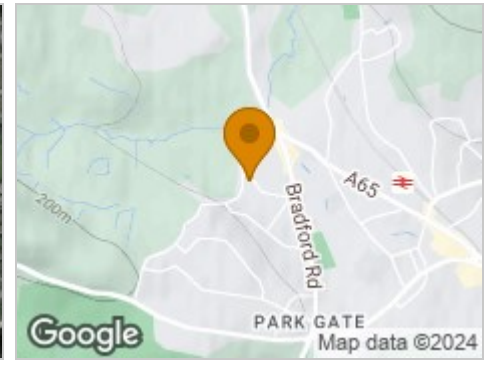
Road Map



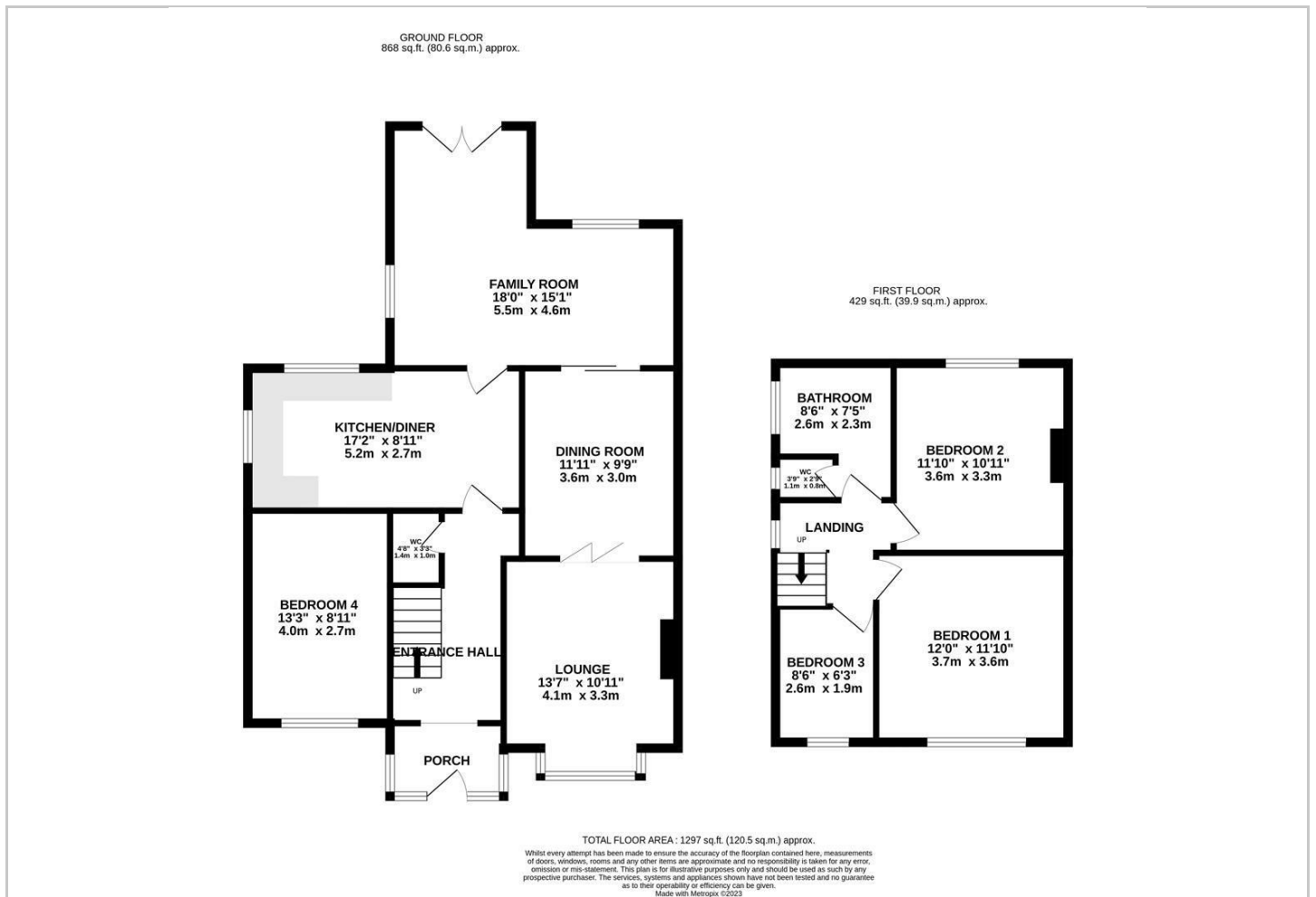
Hybrid Map



Terrain Map



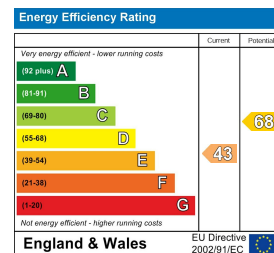
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.