



Town Gate Close, Guiseley Leeds LS20 9PQ

welcome to

Town Gate Close, Guiseley Leeds

A well-presented mid-terrace home in prime a Guiseley location, offering two double bedrooms and a spacious lounge/diner. With off-street parking and close proximity to the train station, this is an ideal purchase for first-time buyers and downsizers seeking convenience and comfort. No onward chain.



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.

Porch

Enter from the front into the porch, a great space for shoes and boots.

Lounge/Diner

A spacious room with an understairs storage cupboard. The window to the front and fully glazed patio doors to the rear allow a good amount of natural light to flood the room.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

Bedroom One

A spacious double bedroom with two built in cupboards.

Bedroom Two

A double bedroom with fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

To the rear of the property there is a block paved driveway providing off street parking.

Agents Notes

1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, There is a right of way through the tunnel between the house and neighbours house to access the front.

3. Any external alterations will need to be approved by the original development company.



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Town Gate Close, Guiseley Leeds

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- OFF STREET PARKING
- PRIME GUISELEY LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106142 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk