



£300,000

3 Bedroom Terraced House for sale
16 The Beeches, Guiseley, Leeds



EweMove
SALES AND LETTINGS



Overview

PRISTINE & CHAIN-FREE! This immaculate, move-in-ready three-bedroom modern terrace has undergone comprehensive modernisation. It is situated in a quiet location, within easy walking distance of the town centre and train station. The south-facing rear garden has a separate shared driveway and a single garage.



Key Features

- NO ONWARD CHAIN
- Immaculately presented having undergone extensive modernisation
- Stylish modern interior
- Quiet residential area close to stunning countryside and town centre train station
- Off-street parking and single garage
- Three bedrooms and refitted contemporary bathroom
- South-facing rear garden
- Energy efficient - EPC 74 C
- EweMove are OPEN 24/7 for CALLS & LIVE CHAT with humans









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If you are looking for a new home with nothing to do apart from unpacking your boxes, this immaculate property delivers in bucket loads. The current owner has updated the house to a very high standard, using quality materials leading to a like-new finish.

KEY IMPROVEMENTS SUMMARY: Boiler and radiators replaced, full re-wire, external doors & windows replaced, internal doors and architraves, new gas fire and chimney breast, replastered living room and upstairs, new stair and upstairs carpets, living room oak floor, replaced stair balustrade and glass panels, bathroom full re-fit and finally, re-decorated throughout. All works registered with the relevant bodies with certificates and receipts available.



Stepping into the house through the entrance hall, you'll immediately notice the light oak flooring that seamlessly flows into the living space. The contemporary fireplace enhances the room with its additional warmth, serving as a stylish focal point that creates a cosy and inviting ambiance.

The modern kitchen diner is a naturally bright and inviting space, featuring high gloss base and wall units. Integrated appliances include a gas hob with an extractor, a mid-height has oven, and a dishwasher. There's also a designated space for a fridge-freezer and a washing machine. Additionally, an understairs cupboard offers practical extra storage.

Upstairs, the main double bedroom at the front benefits from a triple wardrobe included in the sale. The second double bedroom, overlooking the rear garden,

offers far-reaching views, while a single third bedroom completes the sleeping accommodations. The modern, fully tiled bathroom boasts a chic design and features an over-bath thermostatic shower, a pedestal basin, and a low-level WC.

Outside, the front features an easily maintained terraced garden, adding to the property's curb appeal. The south-facing enclosed rear garden is a delightful sun trap, perfect for relaxation or entertaining. A rear gate offers convenient pedestrian access to the road. Additionally, a shared driveway, separate from the property, leads to a single garage, providing valuable off-street parking.

Location:

Close to stunning Yorkshire countryside, the property is situated only a short walk to local amenities, schools, plentiful small shops, retail parks including Marks and Spencer Food Hall, Boots, Next, TK Maxx, ASDA Home amongst others. There is an assortment of restaurants, pubs, wine bars, gyms, Aireborough Sports Centre and other recreational facilities. Guiseley railway station offers quick commutes to Leeds and Bradford. The A65 and A658 trunk roads link Guiseley to Leeds, Ilkley, Harrogate and beyond. Leeds & Bradford Airport is a 10-minute drive.

Directions:

From the main A65 Otley Road, at The Station Pub lights, turn into Oxford Road. Pass the station entrance, then after Guiseley Primary School, take the fourth left into West Villa Road. Take the second left into The Sycamores or third left into The Birches, then right into The Beeches. The property is located on the right-hand side (LS20 9EJ)

Utility connections:

Gas, electricity and mains drainage.

Mobile and broadband availability:

Please refer to OFCOM Mobile and Broadband Checker for full details. Ultrafast broadband service available up to 1000 Mbps from the Openreach network (Sky) & Virgin

Flood risk:

Rivers & Sea - No risk. Surface Water – Medium

Restrictive covenants:

No indicator

Council tax: Band C

Leeds City Council 2024/2025 £1837

Floorplans

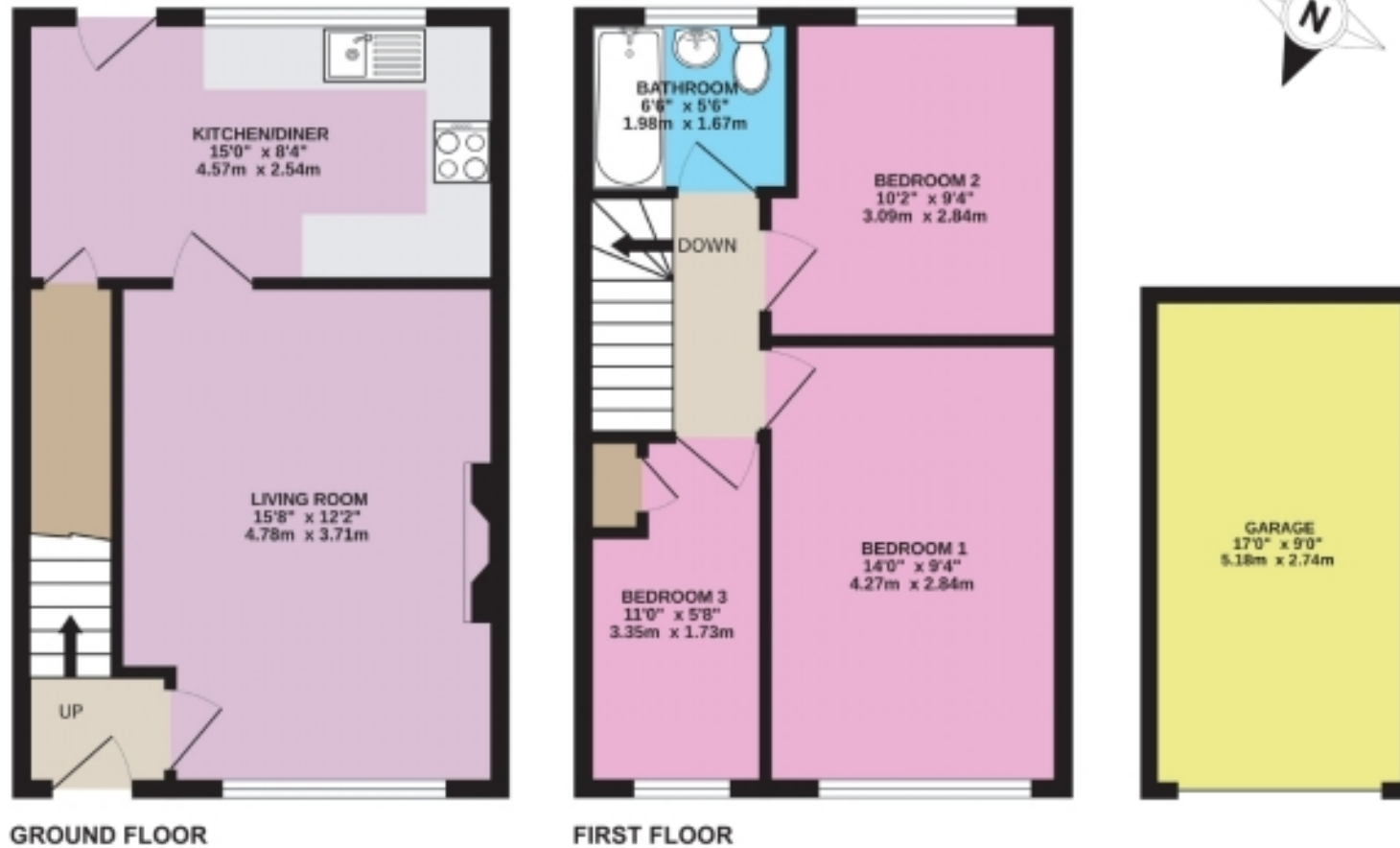


The Beeches, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT 67.3 SQ METRES

GARAGE 153 SQ FT 14.2 SQ METRES

TOTAL 877 SQ FT 81.5 SQ METRES



Floorplans

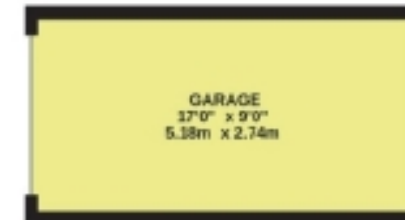
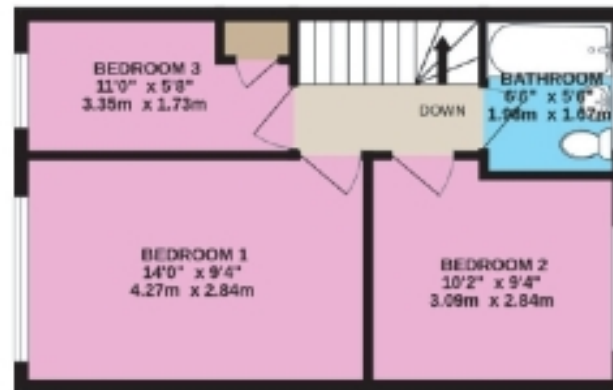


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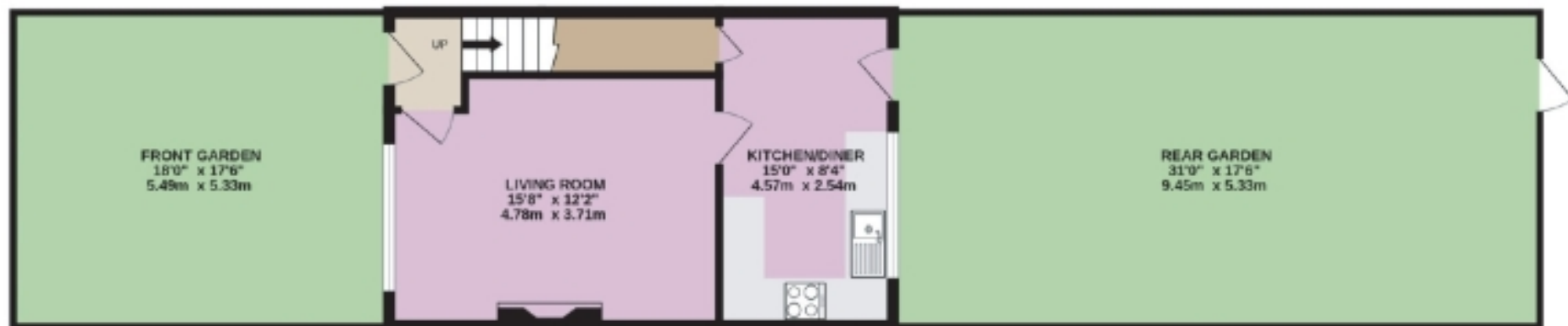
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FIRST FLOOR



GROUND FLOOR

Floorplans

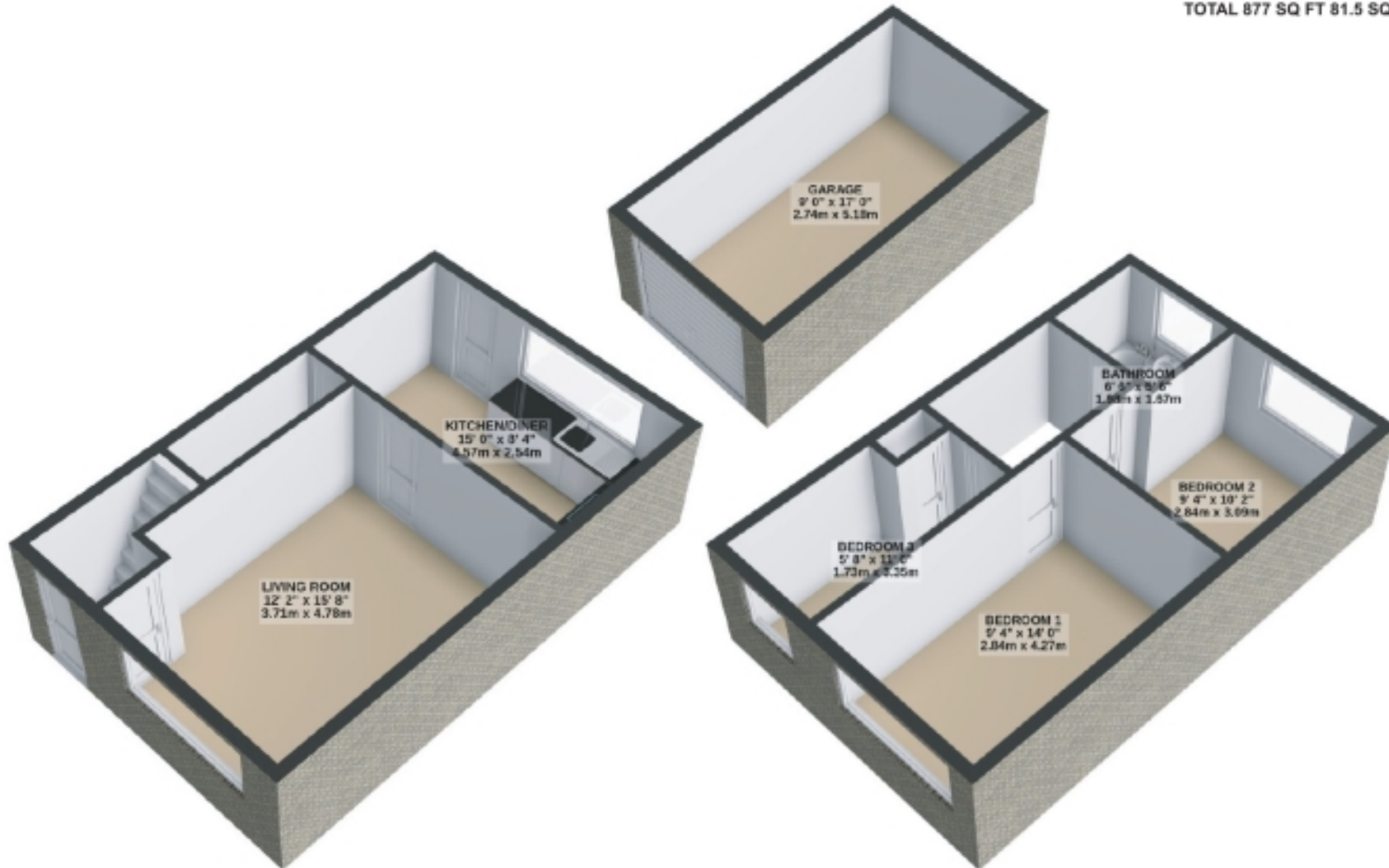


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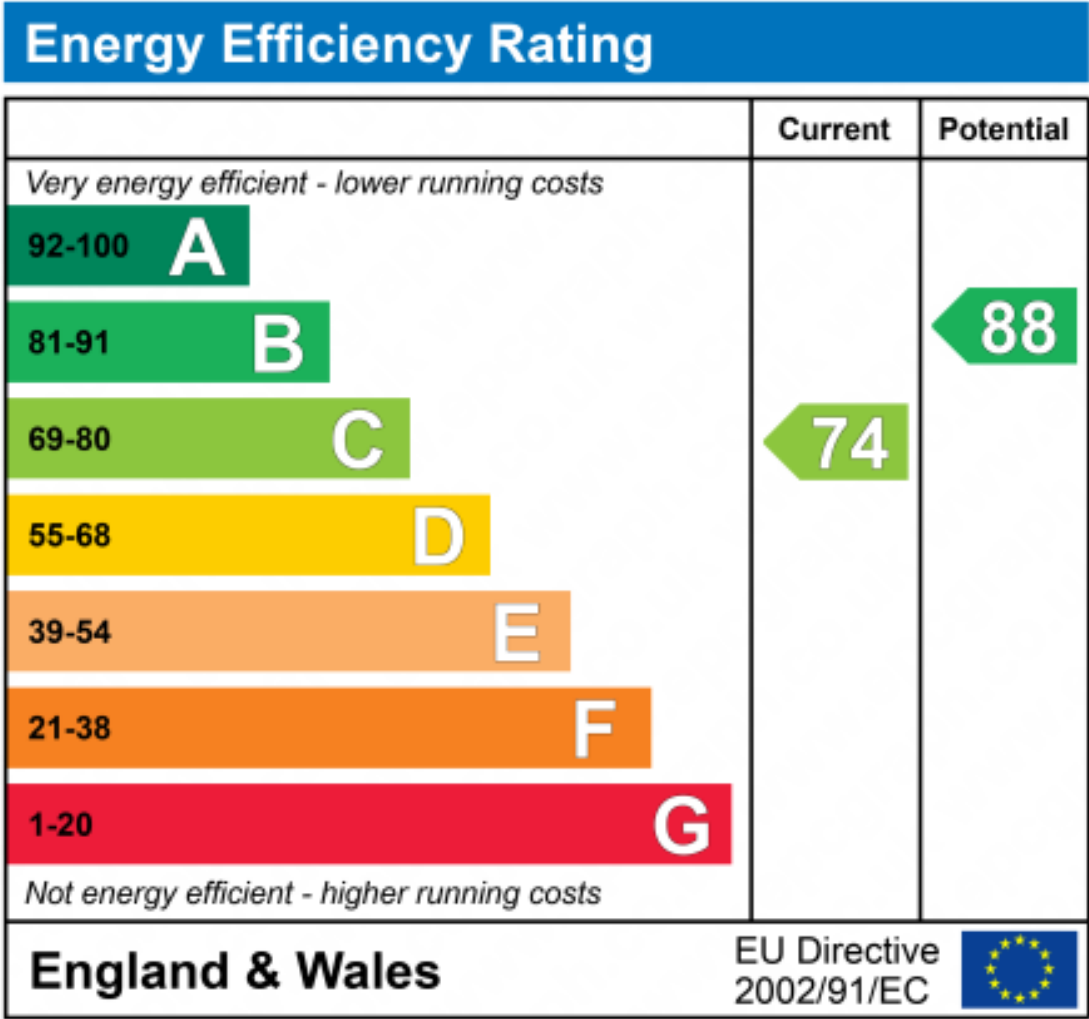
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GROUND FLOOR

FIRST FLOOR



Marketed by EweMove Otley & Guiseley

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