



£440,000

4 Bedroom Terraced House for sale  
7 Ashtofts Mount, Guiseley, Leeds



**EweMove**  
SALES AND LETTINGS





## Overview

GORGEOUS 'CHAIN FREE' four double bedroom FAMILY HOME located on a quiet side road in central Guiseley, just a 5-minute walk from the train station. Retaining many period features blended seamlessly with contemporary styling, with a fully enclosed west-facing rear garden offering the option to create off-street parking.



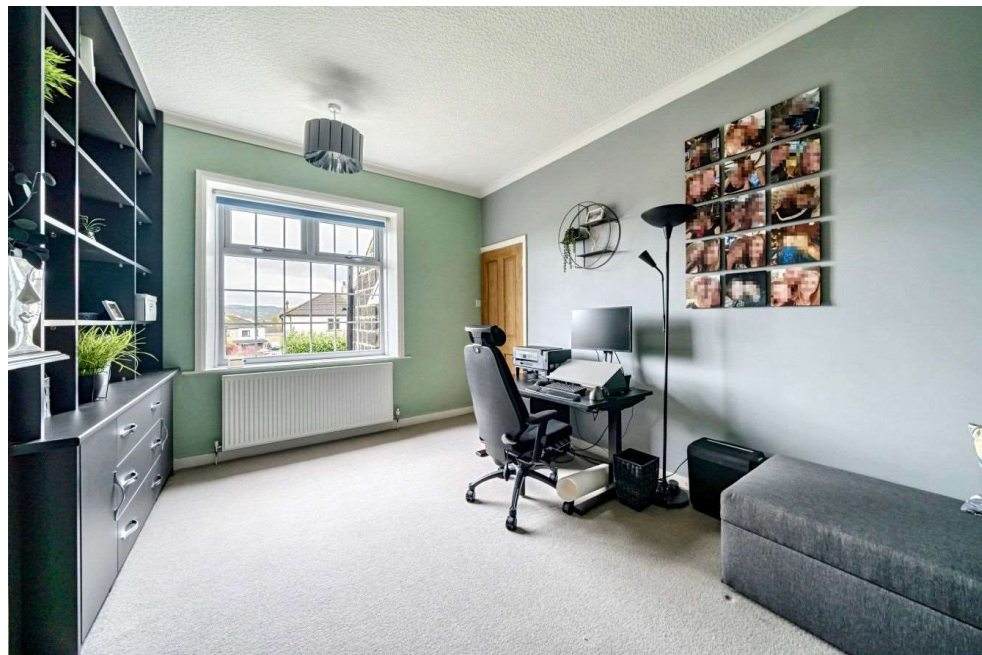
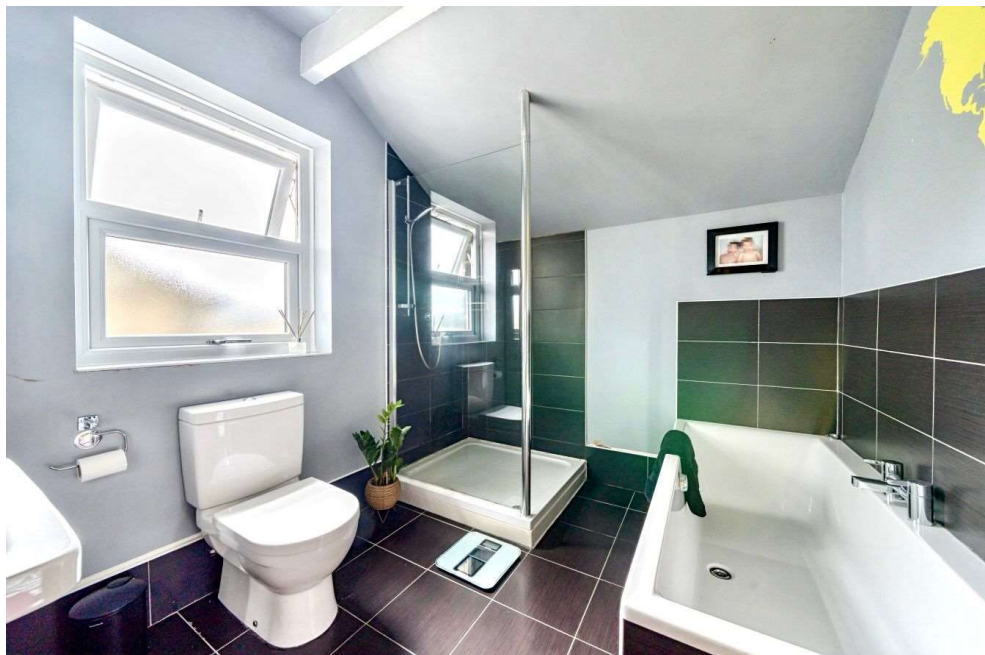
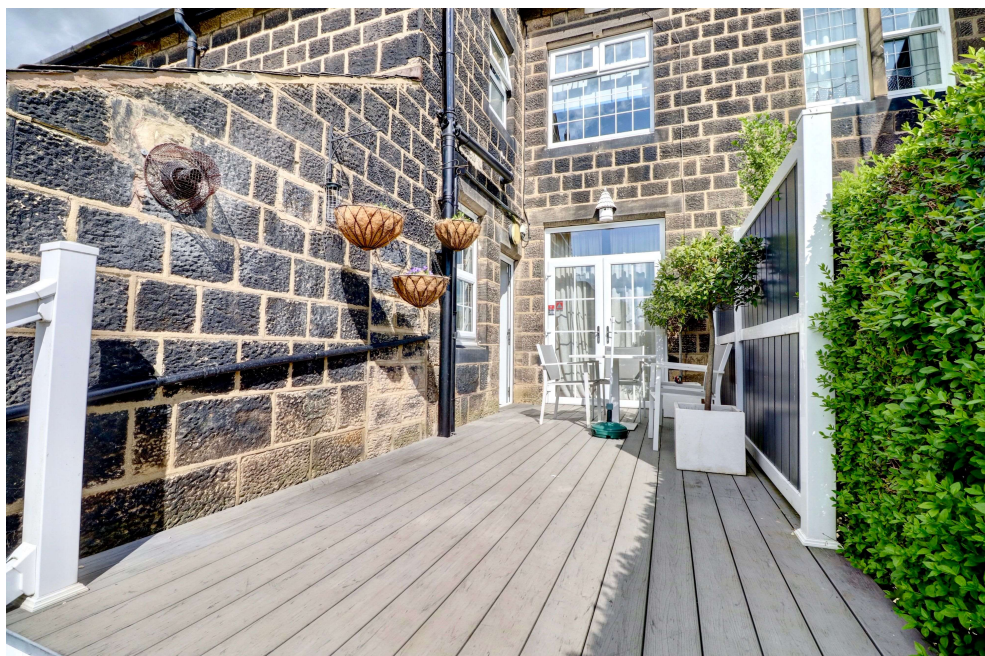
## Key Features

- Period family home with NO ONWARD CHAIN
- Spacious character home with retained period features
- Two good sized reception rooms
- Stylish contemporary kitchen with breakfast bar
- 4 double bedrooms
- Solar panels will lower your electricity bills
- West facing rear garden with scope to create off street parking
- 5 minutes form the train station & town centre shops
- Free residents on street permit parking
- EweMove are OPEN 24/7 for your enquiries













This very attractive freehold deceptively spacious mid-terrace property has a warm homely feel and its central location makes it a perfect choice for commuters. The house is only a hop skip and jump from Guiseley Primary School and offers maximum convenience for shops and local amenities.

**SAVE MONEY!** The installed Solar PV not only generates electricity to offset your electricity bills. The Feed in Tariff scheme generates an annual income of between £800 to £1000 per year.

The room sizes throughout this lovely property are excellent and it has an authenticity only afforded to classy period homes. Making your way into the house via the entrance hall, the living room is situated at the front and has a large bay window and feature fireplace. The large dining room not only leads to the kitchen but also has direct access to the raised decking area via patio doors. The contemporary kitchen includes a useful understairs larder and has rear garden access.

The 1st floor houses the main bedroom and a very sizeable fourth bedroom with recently fitted wardrobes, drawers and a display unit. The modern family bathroom is situated on this floor. Moving up to the second floor you will find two further double bedrooms with bedroom 2 being large enough to offer the possibility of creating an ensuite shower room.

Outside, the attractive front garden has raised planters contrasting with dark grey pebbles for style and easy maintenance. To the rear, the generously sized West facing garden includes a well-screened composite decking area that captures summer sunshine well into the evening. The back garden has direct access to the service road for convenience.

Location wise it's as good as it gets for convenience. Situated only a very short walk to local amenities, schools, plentiful small shops, and 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, Nuffield Leisure Complex, Aireborough Sports Centre and other recreational facilities. For the commuter, Guiseley railway station which offers quick commuting to Leeds and Bradford is only a 5 minute walk. The A65 and A658 truck roads link Guiseley to Leeds, Ilkley, Harrogate and



beyond. Leeds & Bradford Airport is around a 10-minute drive away.

Directions: From The Station pub traffic lights on Otley Road, follow Oxford Road and take the fourth turn on the left into Ashtofts Mount. The property is located on the left after approximately 100 metres identified by the EweMove Buy Me board.

This home includes:

- 01 - Entrance Hall

Attractive hallway with part tiled floor leading to the living room, dining room and stairs.

- 02 - Living Room

4.98m x 4.05m (20.2 sqm) - 16' 4" x 13' 3" (217 sqft)

Generously sized carpeted living room with a large bay window, Victorian-styled fireplace with living flame gas fire.

- 03 - Dining Room

4.57m x 4.05m (18.5 sqm) - 14' 11" x 13' 3" (199 sqft)

Large dining room perfect for entertaining with patio doors opening to the decked area. Period built-in cupboards and drawers. Engineered oak flooring.

- 04 - Kitchen

5.64m x 2.34m (13.1 sqm) - 18' 6" x 7' 8" (142 sqft)

Stylish contemporary kitchen with a range of base and wall units including deep drawers for excellent storage space, contrasting laminate worktops and tiled flooring. Integrated appliances include an induction hob, electric

oven, slimline dishwasher, and washing machine. The sizeable understairs larder provides additional storage space. The secure composite rear door leads to the decked area and garden beyond.

- 05 - First Floor Landing

Providing access to the main bedroom, bedroom 4 and the family bathroom.

- 06 - Bedroom 1

5.23m x 3.96m (20.7 sqm) - 17' 1" x 12' 11" (222 sqft)

Situated on the first floor this very large double bedroom allows you to configure the room as you see fit with plenty of space for wardrobes.

- 07 - Bedroom 2

5.23m x 3.71m (19.4 sqm) - 17' 1" x 12' 2" (208 sqft)

Situated on the second floor, this is another well-proportioned double bedroom with a dormer window for excellent natural light. It also offers scope to create and ensuite shower room.

- 08 - Family Bathroom

A chicly styled spacious bathroom which incorporates a walk-in shower, separate bath, WC, hand basin and a tall wall unit.

- 09 - Bedroom 3

3.96m x 3.3m (13 sqm) - 12' 11" x 10' 9" (140 sqft)

To the rear of the house, situated on the second floor, bedroom 3 has some limited headroom but will still accommodate a double bed. A Velux window



# Floorplans

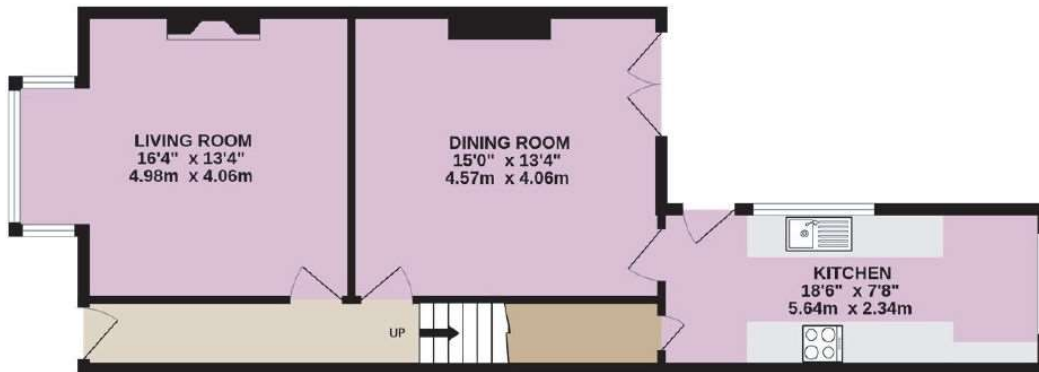


## Ashtofts Mount, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 1582 SQ FT 147 SQ METRES



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



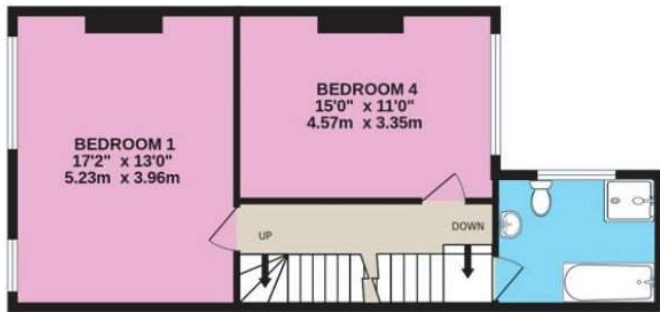


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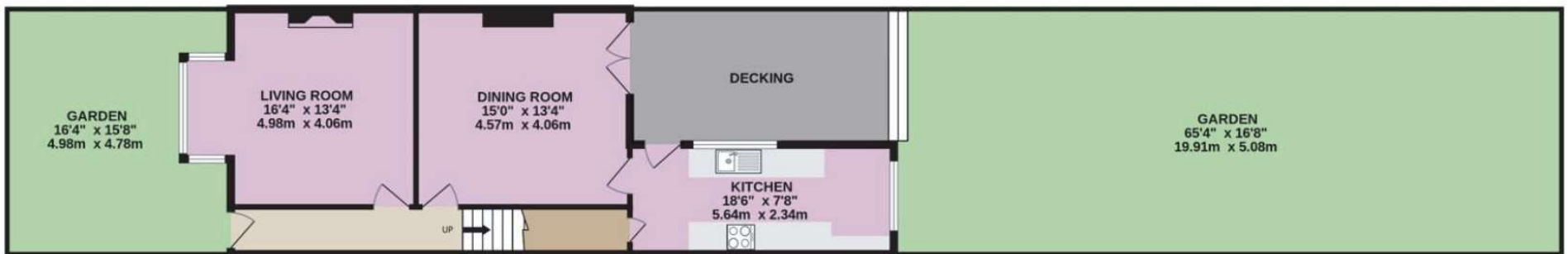
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FIRST FLOOR



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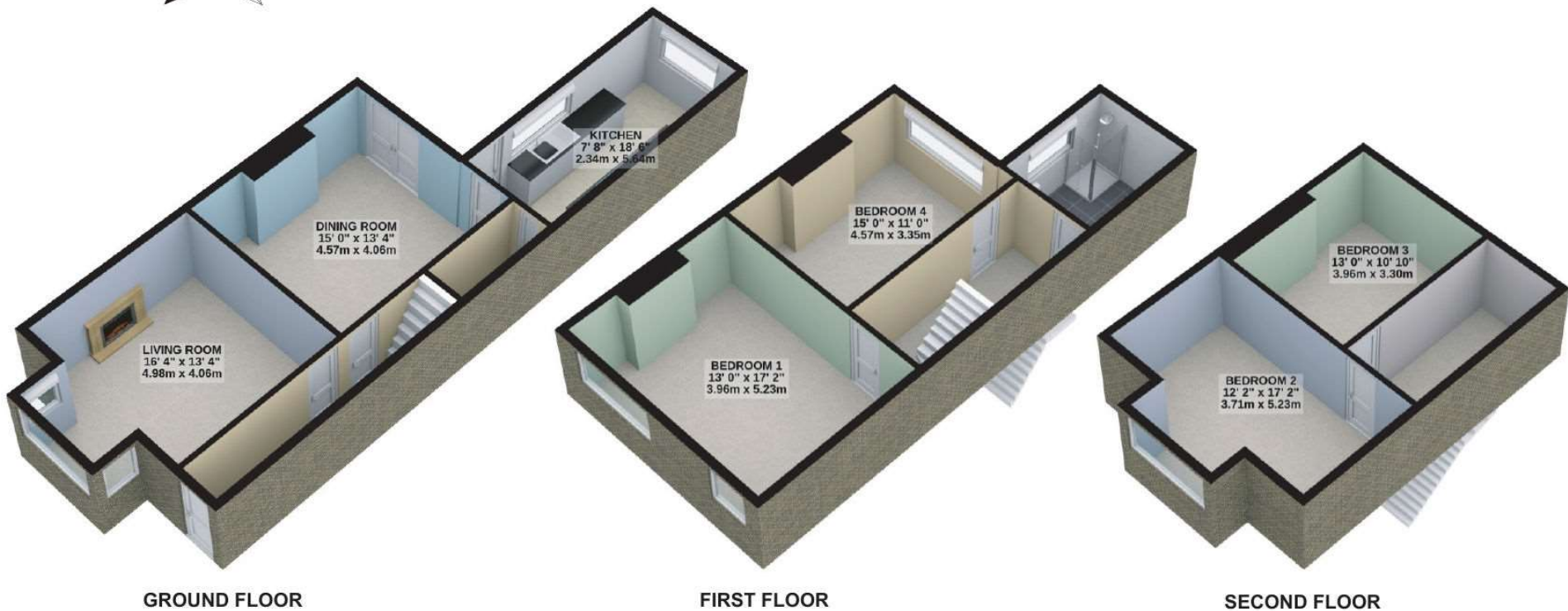


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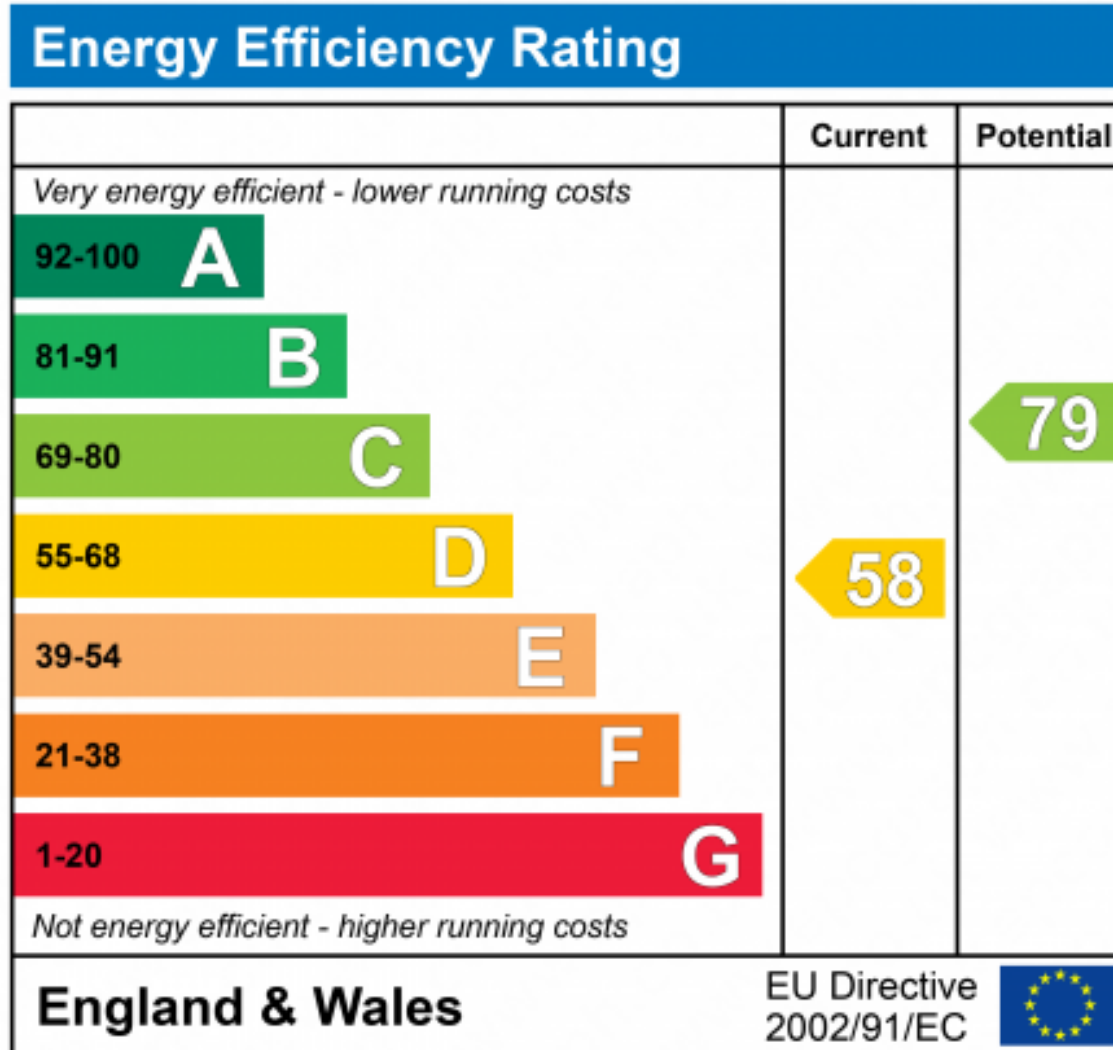


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Marketed by EweMove Otley & Guiseley

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