



£475,000

4 Bedroom Detached Bungalow for sale
12 Shaw Lane Gardens, Guiseley, Leeds





Overview

SO MUCH POTENTIAL! In the same family for 50 years, this CHAIN FREE delightful 4 bedroom detached dormer bungalow situated in a quiet cul-de-sac close to Guiseley centre, offers a magnificent southerly facing rear garden and oodles of scope to create your perfect family home. Call EweMove 24/7 to book a viewing.



Key Features

- NO FORWARD CHAIN
- Spacious naturally bright living dining room
- Separate kitchen
- Spacious conservatory
- Integral garage & store room
- 2 double bedrooms & bathroom downstairs
- Double bedroom upstairs with ensuite WC plus a single bedroom
- Large southerly facing rear garden
- Driveway for 2 cars
- EweMove are OPEN 24/7. Call now!









Shaw Lane Gardens is a mix of individual properties and is located within easy reach of the town centre amenities and the train station. Set on a generous 0.19 acre plot the mature rear garden is an absolute delight for sun lovers facing almost directly south.

The bungalow itself is deceptively spacious with 1420 sq ft of internal living space, the majority at ground floor level with additional two bedrooms accessed via a spiral staircase from the hallway. The garage and store offer a further 258 sq ft of space.

The cover porch entrance leads to the hallway connecting to the kitchen, ground floor bedrooms and bathroom. The almost square kitchen is traditional in style and would benefit from modernisation, although it's perfectly functional as it is with ample base and wall units with a free standing electric cooker and under counter fridge included in the sale, with a space for a dishwasher.

Stepping in to the generously sized living dining room, the sliding patio doors deliver plenty natural light. An electric fire supplements the gas central heating if needed. Double doors lead to the spacious conservatory with a roof window and door providing direct access to the patio and garden beyond. From the living room, a small hallway leads to the integral single garage and store along with a rear access door to the garden.

Moving back to the hallway, the main double bedroom and double bedroom 2 can be found, with the main bathroom/shower room situated in between.

Jumping upstairs via the spiral staircase, the landing area leads to bedroom 3, also double in size and has the benefit of an ensuite WC. Single bedroom 4 is situated to the opposite side of the landing. The landing and hallway benefit from a generous amount of storage and hanging space for clothing.

Outside the front driveway can accommodate 2 cars, the rest of the garden having an area of grass and mature shrubs. The established rear garden is the jewel in the crown of this property and is 46 m (152 feet) long providing a generous amount of play space or for those with green fingers to enjoy.

Situated within walking distance of 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, Nuffield Leisure Complex, Aireborough Leisure Centre and other recreational facilities. For the commuter, Guiseley



railway station which offers quick commutes to Leeds and Bradford. The A65 and A658 truck roads link Guiseley to Leeds, Ilkley, Harrogate and beyond. Leeds & Bradford Airport is a 10-minute drive away. The property is located close to open countryside with Otley Chevin Forest Park close by with stunning Wharfedale beyond.

MAINS UTILITY CONNECTIONS - gas, electricity and clean water./waste. Gas central heating.

MOBILE AND BROADBAND AVAILABILITY: (Please refer to OFCOM Mobile and Broadband Checker for full details) -- Mobile voice and data services available indoor and outdoors from all four major mobile providers. Broadband service available up to 1000 Mbps from the Open Reach and Virgin networks.

FLOOD RISK:

Rivers & Sea - Very Low.

Surface Water - Very Low

Entrance Hall

Kitchen

11' 3" x 11' 1" (3.45m x 3.38m)

Living/Dining Room

19' 10" x 15' 3" (6.07m x 4.67m)

Conservatory

11' 6" x 10' 5" (3.51m x 3.20m)

Bedroom 1

12' 0" x 11' 5" (3.66m x 3.48m)

Bedroom 2

11' 9" x 8' 9" (3.60m x 2.69m)

Bathroom

7' 4" x 5' 4" (2.26m x 1.63m)

Single Garage

23' 8" x 8' 6" (7.22m x 2.61m)

Store

10' 0" x 5' 6" (3.05m x 1.68m)

Bedroom 3

12' 9" x 10' 4" (3.91m x 3.15m)

WC

Bedroom 4

12' 0" x 6' 11" (3.66m x 2.13m)

Front Garden

45' 10" x 32' 1" (13.99m x 9.78m)

Rear Garden

152' 9" x 45' 10" (46.56m x 13.99m)

Floorplans



Shaw Lane Gardens, Guiseley, Leeds, LS20

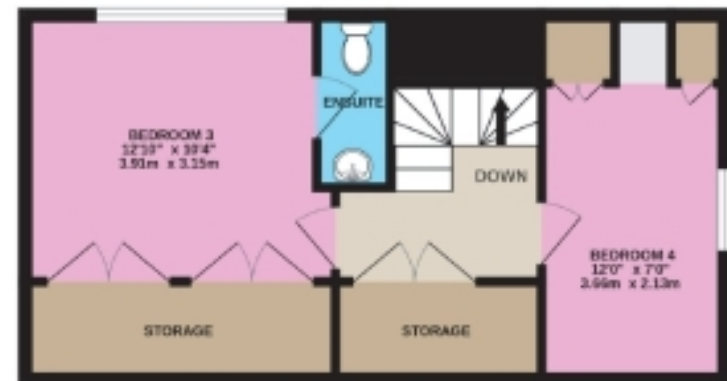
APPROX. GROSS INTERNAL FLOOR AREA 1420 SQ FT 131.9 SQ METRES

GARAGE / STORE 258 SQ FT 23.9 SQ METRES

TOTAL 1678 SQ FT 155.8 SQ METRES



GROUND FLOOR



FIRST FLOOR

Floorplans



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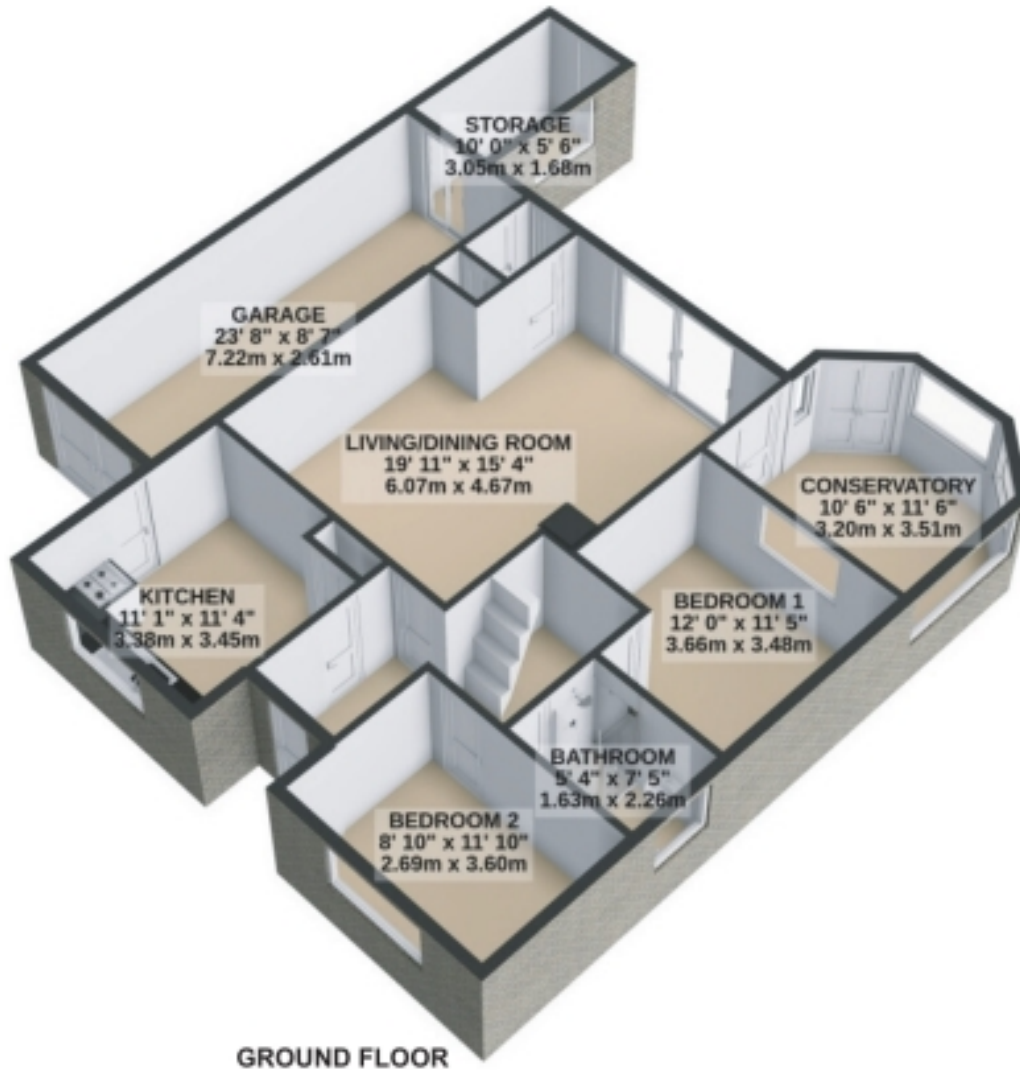


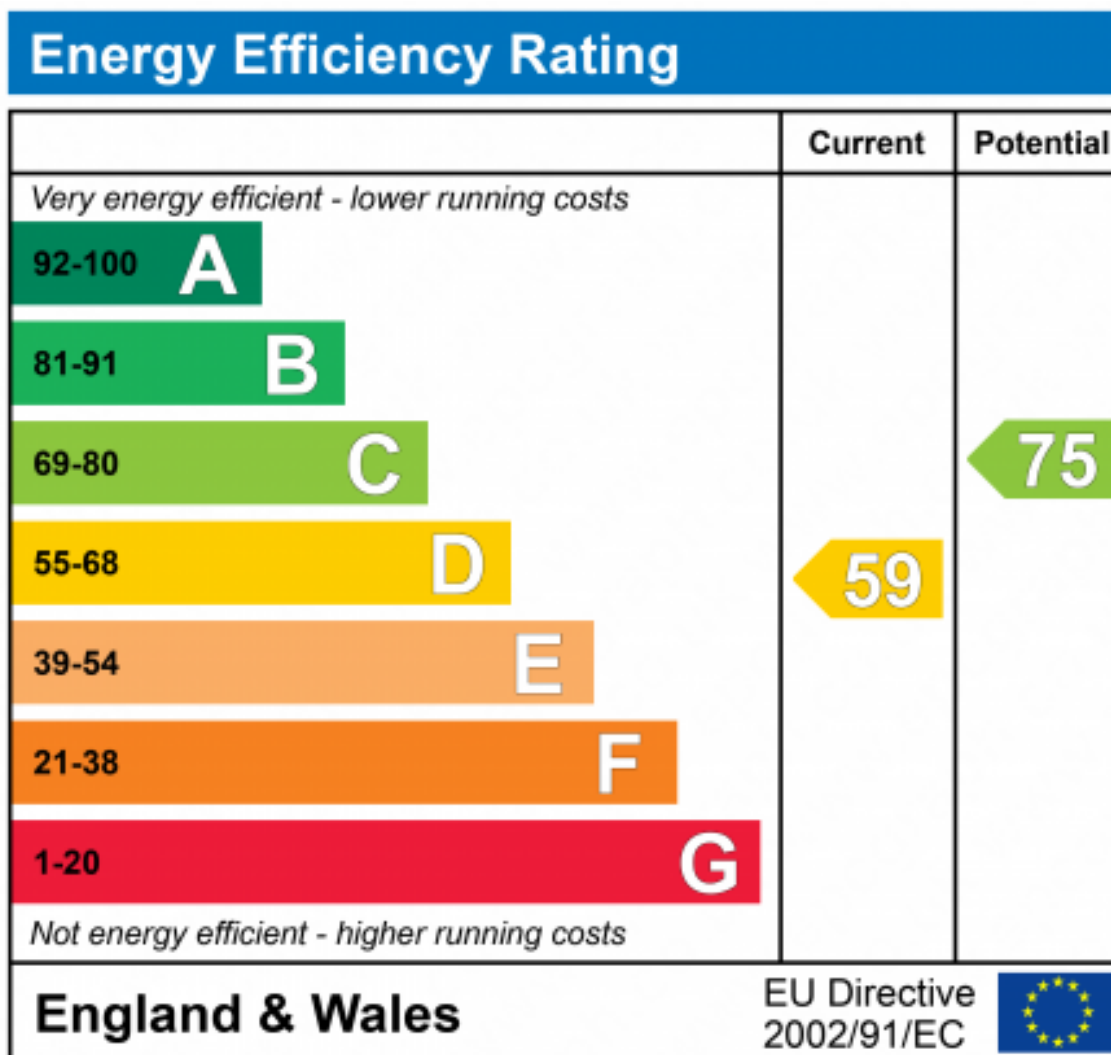
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Marketed by EweMove Otley & Guiseley

01943 660 311 (24/7)
otleyguiseley@ewemove.com

