



£350,000

3 Bedroom Semi-Detached House for sale  
10 Ashtofts Mount, Guiseley, Leeds



**EweMove**  
SALES AND LETTINGS





## Overview

A BEAUTIFUL STONE BUILT PERIOD FAMILY HOME in the heart of Guiseley retaining many original features. This elegant 3 bedroom semi with a light & airy homely feel, finished to a high standard, is located on a very sought-after quiet road close to the train station and all local amenities. Early viewing is a must!



## Key Features

- Charming period property retaining original features
- Spacious open-plan kitchen dining room
- Attractive living room with wood-burning stove. Bliss!
- Contemporary bathroom re-fitted 3 years ago
- Quiet road with free residents only permit parking
- Generously sized enclosed rear and side garden
- 5 minutes walk from Guiseley train station
- Guiseley Primary School a hop, skip & a jump away!
- All Guiseley amenities are within a short walking distance
- EWEMOVE are OPEN 24/7 for your enquiries

















Free residents and guest permit parking.

### **Entrance Hall**

A light and spacious entrance hall with a beautiful original stained glass side window.

### **Living Room**

13' 11" x 12' 5" (4.26m x 3.81m)

This generously proportioned attractive living room allows an abundance of natural light to flood in through the tall twin uPVC sash windows. The main focal point in the room is the attractive fireplace, which has a beautiful exposed stone lintel and incorporates a wood-burning stove to keep you toasty warm on winter nights.

### **Kitchen / Dining Room**

20' 3" x 13' 7" (6.19m x 4.15m)

Max. dimensions shown. The current owners have created a fabulous kitchen dining room, the hub of the home. The kitchen area measures 4.15m x 1.93m and the dining area, 4.26m x 3.78m, is partially separated by the breakfast bar. Integrated appliances include a Cooke & Lewis induction hob with stainless steel extractor above, Smeg double oven and dishwasher along with a Samsung fridge freezer. The pale-coloured woodgrain units are contrasted nicely with the solid oak block worktops and engineered oak flooring. The dining area retains an original picture rail and the decorative fireplace with exposed stone lintel completes the picture.

### **Porch**

The side entrance porch is a practical space for coat and shoe storage.

### **Landing**

The south-facing side window allows plenty of natural light to create an open feel landing area.

### **Bedroom 1**

13' 11" x 12' 4" (4.26m x 3.78m)

Overlooking the rear garden, this generously sized double bedroom has a very spacious feel and includes a built-in double wardrobe. The original picture rail adds character, as does the tiled period fireplace.

### **Bedroom 2**

13' 11" x 12' 5" (4.26m x 3.81m)



Situated at the front of the house, this well-proportioned double bedroom could also be used as the main bedroom due to its similar size. The tall stylish uPVC sash windows provide an abundance of natural light and once again, the picture rail and period tiled fireplace add interest.

### **Bedroom 3**

9' 3" x 6' 3" (2.84m x 1.93m)

A single bedroom to the front of the house which has previously been used as a home office.

### **Family Bathroom**

Recently refitted, this half-tiled smart contemporary bathroom includes a separate quadrant shower, separate bath with mixer tap, vanity basin unit and WC. The under-floor thermostatically controlled heating proves added luxury.

### **Front Garden**

23' 11" x 8' 5" (7.31m x 2.58m)

The easily maintained front garden has stone paving and a stone wall border incorporating a flower bed to add spring and summer colour.

### **Rear Garden**

54' 11" x 44' 0" (16.75m x 13.43m)

Maximum dimensions are shown. The generously sized enclosed rear garden with mature trees and shrubs wraps around to the side of the house, providing plenty of play and relaxation space.



# Floorplans



## Ashtofts Mount, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 1073 SQ FT 99.6 SQ METRES



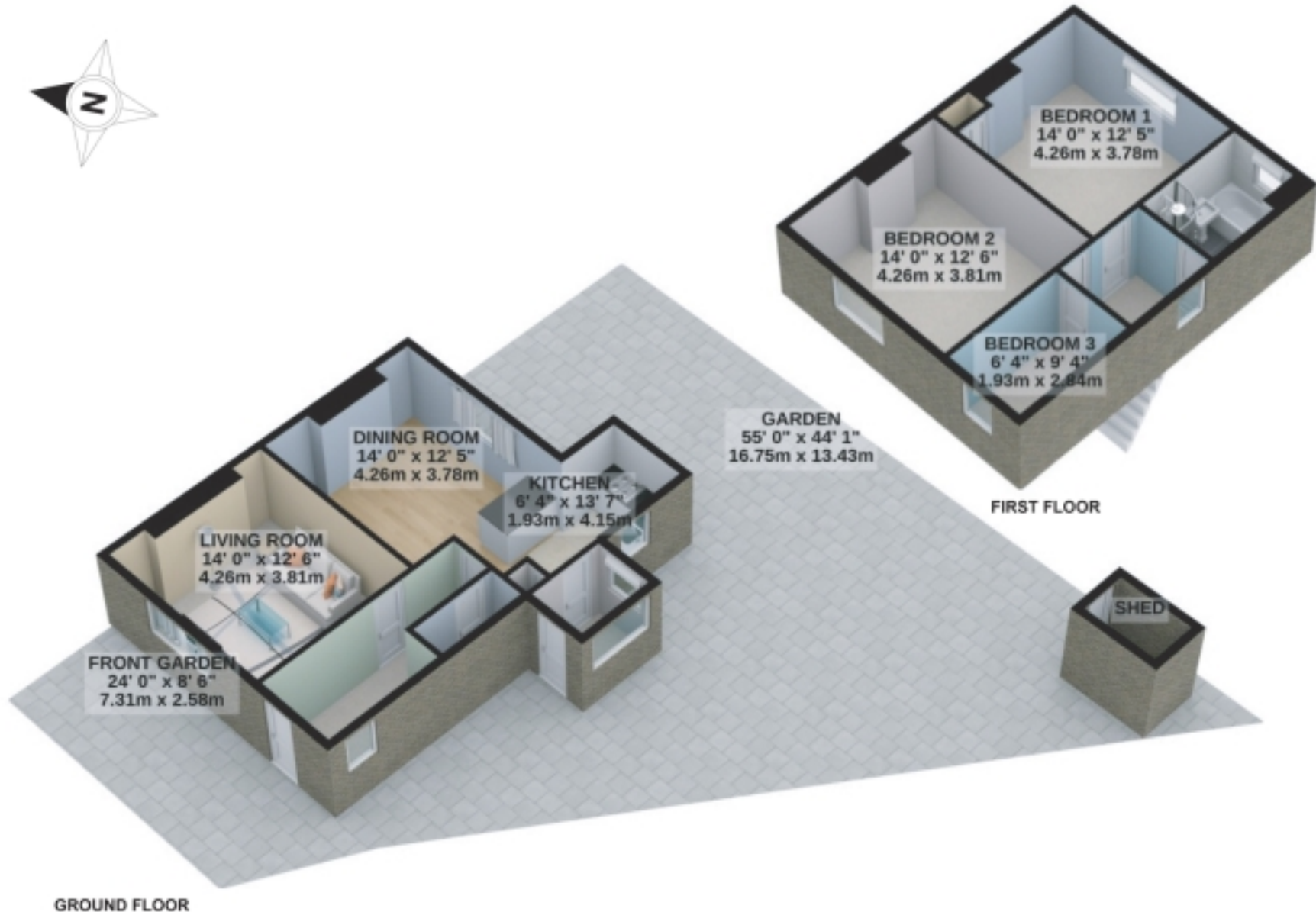


# Floorplans

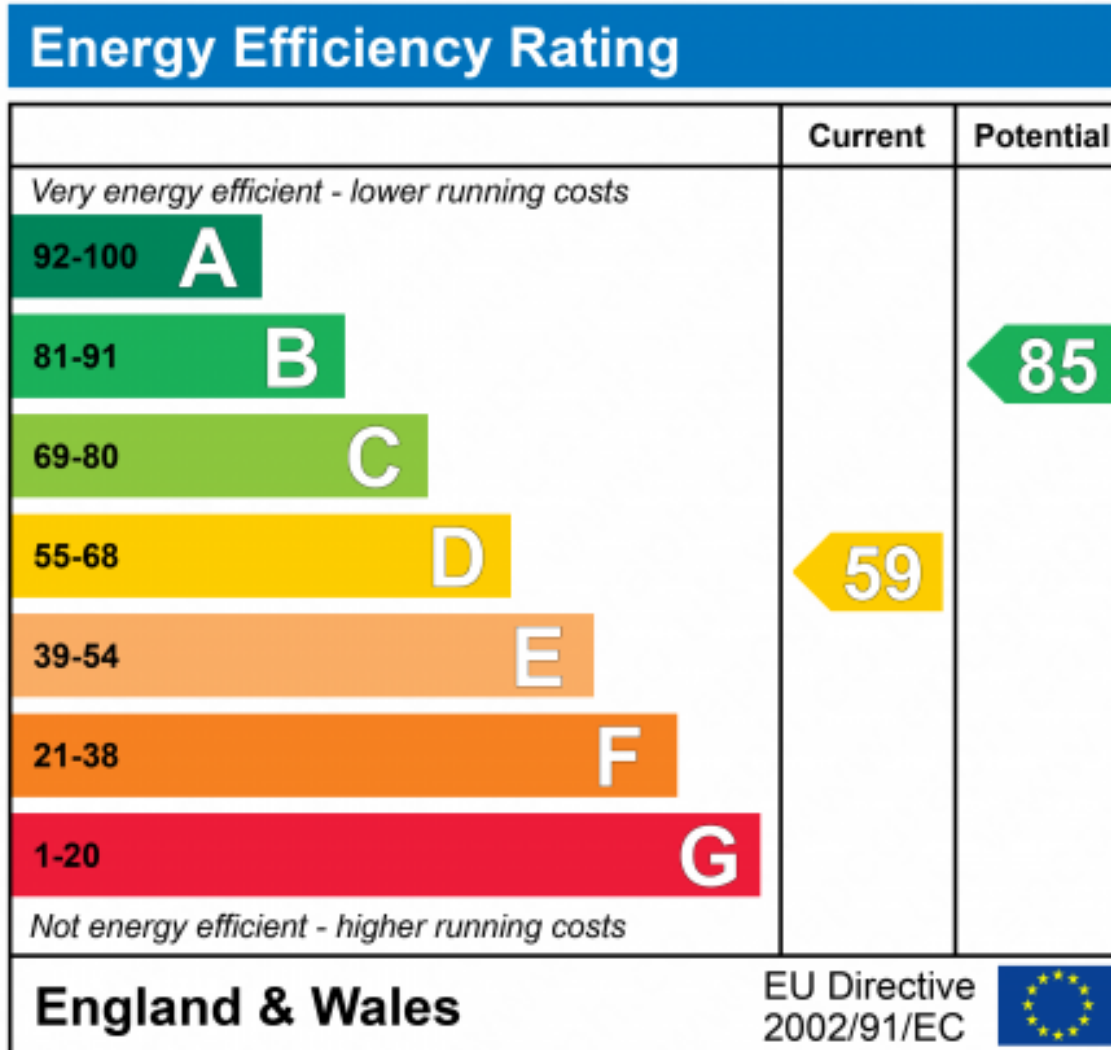


## Ashtofts Mount, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 1073 SQ FT 99.6 SQ METRES







Marketed by EweMove Otley & Guiseley

01943 660 311 (24/7)

[otleyguiseley@ewemove.com](mailto:otleyguiseley@ewemove.com)

