



£270,000

3 Bedroom Terraced House for sale
15 Ings Lane Guiseley, Leeds



EweMove
SALES AND LETTINGS



Overview

CHARMING well-presented mid-terraced house that offers a perfect blend of character and modern living. Situated within easy reach of the town centre shops, amenities & train station, this CHAIN FREE home is ideal for those seeking convenience & a spacious character property.



Key Features

- CHAIN FREE spacious 3 bedroom stone terraced property
- Smartly presented with character & charm
- Off street parking for one car
- Light and bright through living & dining room. With wood burning stove.
- Well presented shaker style kitchen
- Two spacious double bedrooms, the main bedroom with ensuite WC. Good sized single bedroom.
- Excellent mobile coverage & Ultrafast broadband
- Close to town centre shops, amenities & train station
- Refitted contemporary bathroom
- EWEMove are OPEN 24/7 for your phone enquiries and LIVE CHAT with humans









CHARMING well-presented mid-terraced house that offers a perfect blend of character and modern living. Situated within easy reach of the town centre amenities & train station, this home is ideal for those seeking convenience & a spacious character property. Off street parking for one car.

This well-maintained and spacious home situated in an excellent location, is a must-see, offering the perfect balance of traditional features and modern living.

Entering the property via the bright hallway, leading firstly to the naturally light living room area where you can enjoy cosy winter evenings in front of the charming wood burning stove.

From the living room it flows seamlessly into the very spacious dining room, perfect for entertaining or relaxing. The dining room features built-in shelving and cupboards, providing ample storage space.



Attractive, real wood flooring adds warmth and character throughout the living and dining spaces.

The well-appointed kitchen boasts shaker-style cream units with contrasting hardwood worktops, a Belfast sink, gas hob, electric oven, and plumbing for a washing machine. There's also space for a fridge freezer and access to the rear courtyard garden via a back door. The rear garden extends beyond the courtyard to the parking space for one car.

Bedroom 1: A spacious double bedroom located at the rear of the property, complete with an ensuite WC.

Bedroom 2: A generous second double bedroom situated at the front of the house.

Bedroom 3: A good-sized single bedroom, perfect for a child's room or home office.

The smartly presented contemporary bathroom is partially tiled with modern fittings, featuring an over-bath thermostatic shower with shower screen

A low-maintenance courtyard rear garden offers a quiet space to relax or dine alfresco and it captures evening summer sunshine. Access is permitted for neighbours cross the rear garden beyond the courtyard area.

Convenient off-street parking to the rear of the property, with additional on-street parking available at the front.

Location: 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, Nuffield Leisure Complex, Aireborough Sports Centre and other recreational facilities. Guiseley railway station which offers quick commutes to Leeds and Bradford is only a short walk away. The A65 and A658 truck roads link Guiseley to Leeds, Ilkley, Harrogate and beyond. Leeds & Bradford Airport is only a 10-minute drive.

KEY MATERIAL INFORMATION:

MAINS UTILITY CONNECTIONS: Gas, electricity and mains drainage

MOBILE AND BROADBAND AVAILABILITY: Please refer to OFCOM Mobile and Broadband Checker for full details - Mobile voice and data services likely both indoors and outdoors from all four major mobile providers. Please also check with your own service provider. ULTRAFast broadband service available up to 1000Mbps from the Virgin Media &

Open Reach network. The current owner also utilises Sky broadband.

FLOOD RISK: Rivers & Sea – No risk. Surface Water – Medium

RESTRICTIVE COVENANTS: Ask agent

COUNCIL TAX: Band B, Leeds City Council 2024/2025 £1598.80

Entrance Hall

Living Room
12' 10" x 11' 11" (3.93m x 3.65m)

Dining Room
16' 6" x 12' 5" (5.03m x 3.79m)

Kitchen
13' 0" x 6' 9" (3.98m x 2.07m)

Bedroom 1
12' 5" x 10' 11" (3.79m x 3.35m)

WC

Bedroom 2
11' 11" x 10' 11" (3.65m x 3.35m)

Bedroom 3
8' 11" x 7' 11" (2.73m x 2.43m)

Bathroom

Floorplans

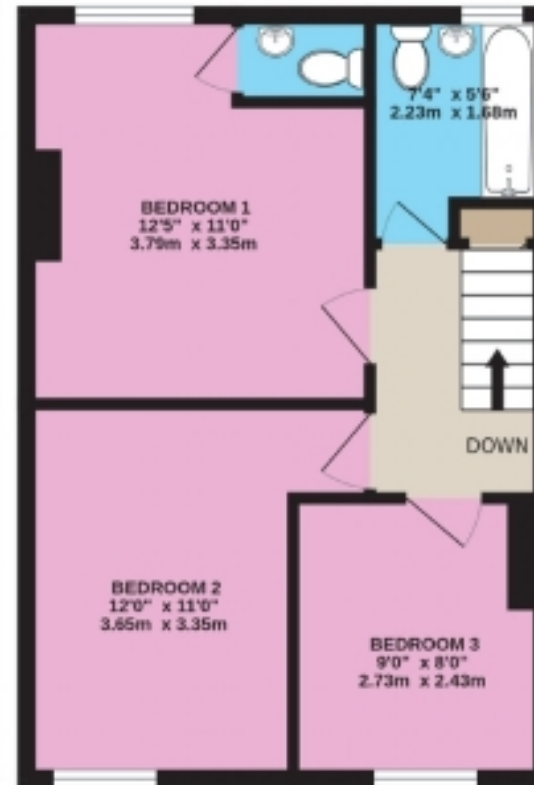


Ings Lane, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 882 SQ FT 81.9 SQ METRES



GROUND FLOOR



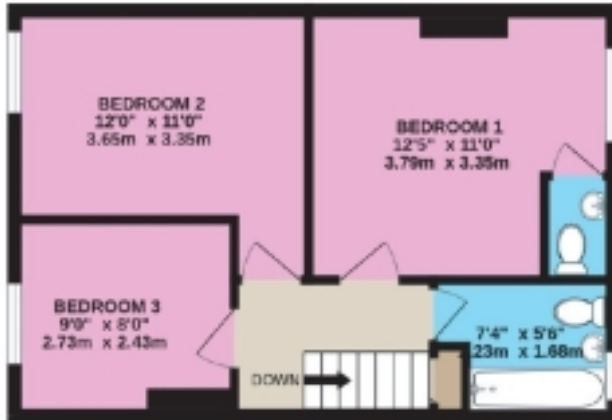
FIRST FLOOR

Floorplans

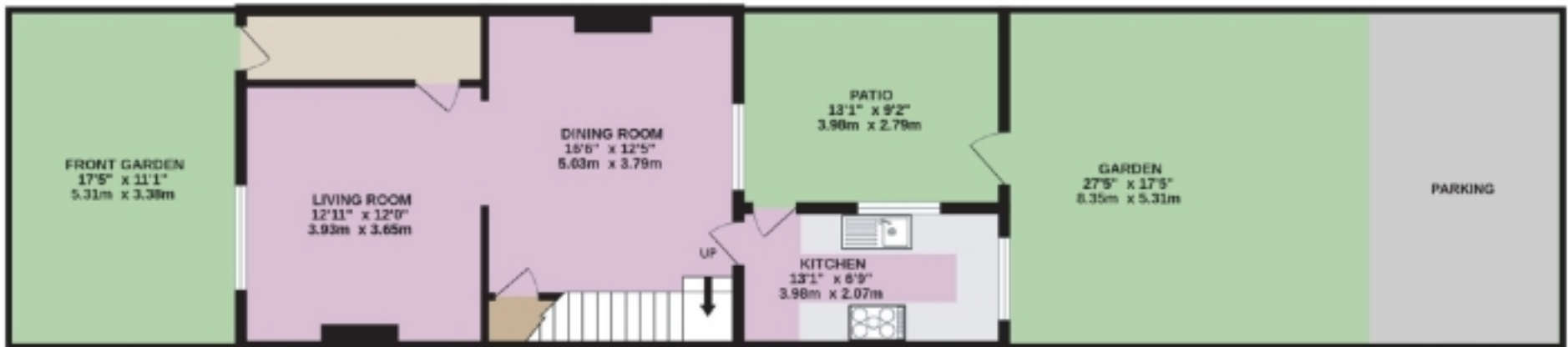


Lane, Guiseley, Leeds, LS20

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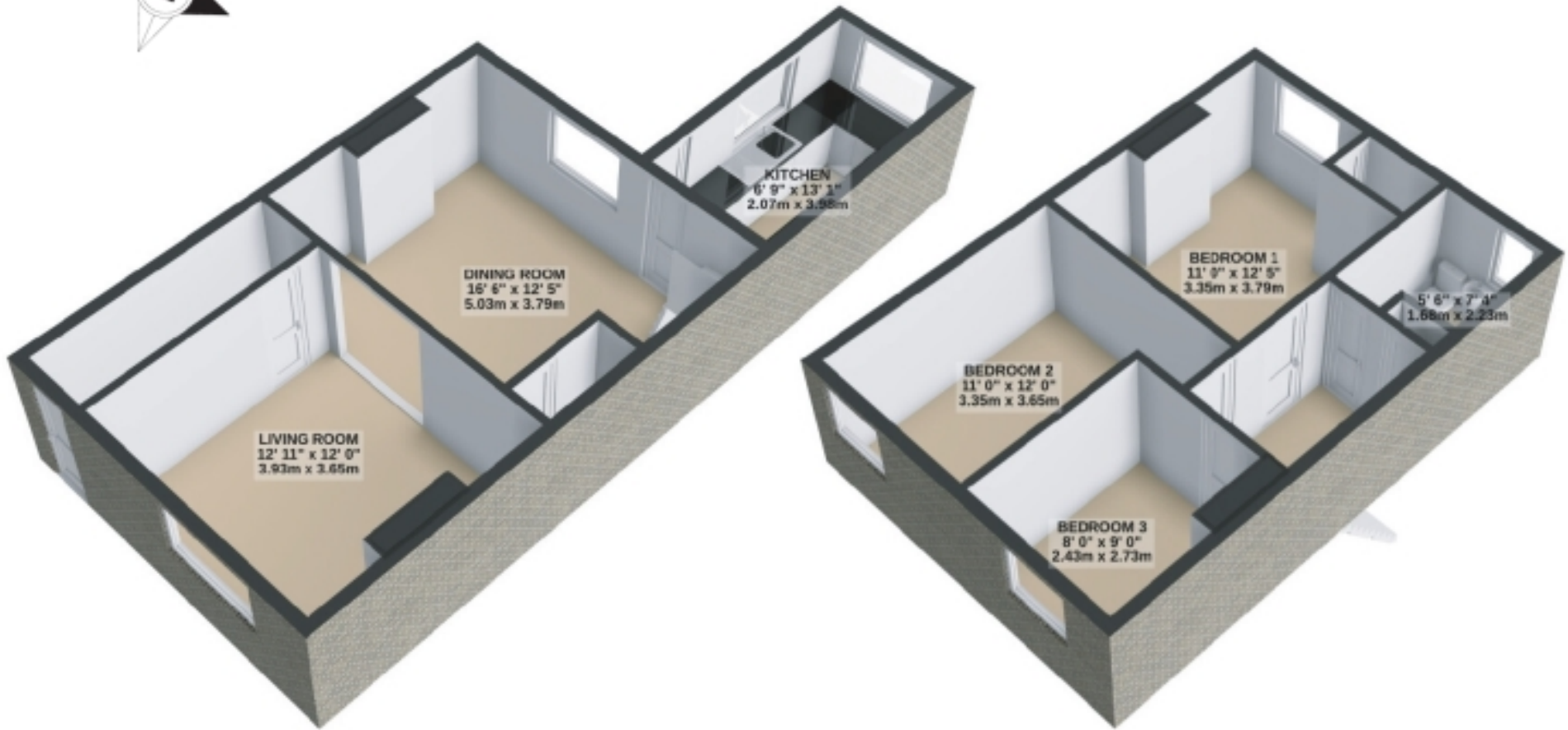
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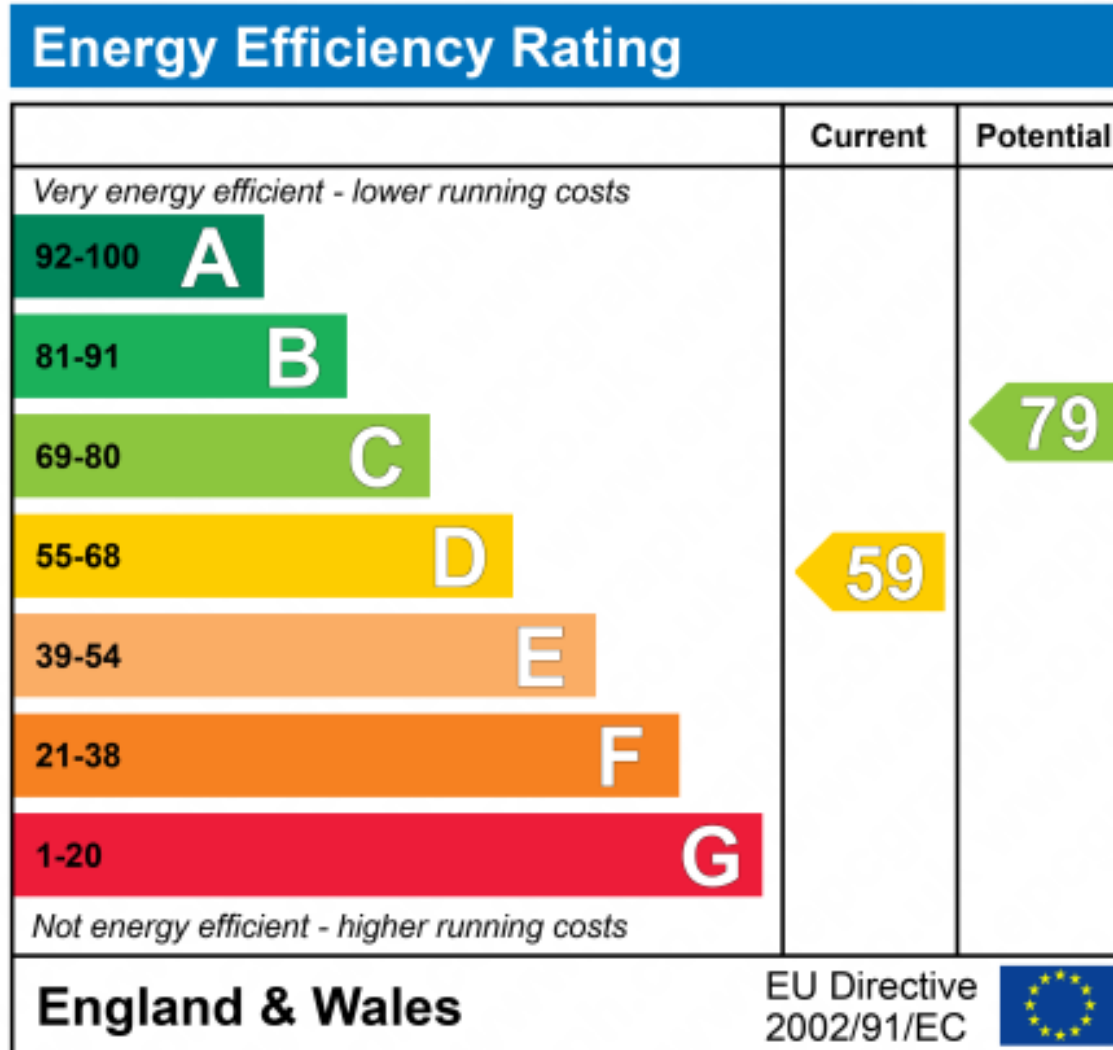
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Marketed by EweMove Otley & Guiseley

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