



£300,000

2 Bedroom Semi-Detached House for sale
9 Moorland Avenue, Guiseley, Leeds





Overview

This beautifully presented stone-built semi-detached house exudes a warm, homely feel, offering a touch of character combined with modern living needs. Situated in quiet area close to open countryside yet only a short walk to Guiseley train station and town centre shops.



Key Features

- Charming tastefully decorated stone built property with a lovely feel
- Quiet location on the fringe of stunning countryside
- Stylish open plan contemporary kitchen dining room
- 2 spacious double bedrooms
- Chic modern bathroom
- Attractive living room with fireplace opening
- Low maintenance landscaped rear garden
- Easily managed front garden







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An ideal property for first time buyers or downsizers!

Key Features:

Restful Living Room: A cosy and inviting space featuring a bay window that floods the room with natural light, creating the perfect spot to relax.

Chic Kitchen/Dining Room: The stylish shaker-style kitchen is thoughtfully designed with integrated mid-height double oven, gas hob, and extractor. There's also plumbing for a washing machine and space for a fridge freezer. The dining area opens up to the attractive rear garden through patio doors, perfect for al fresco dining and entertaining. An understairs cupboard provides additional storage.

Bedrooms:

Bedroom 1: A very spacious main double bedroom with plenty of space for wardrobes and storage.

Bedroom 2: Another double bedroom, overlooking the tranquil rear garden, ideal as a guest room or home office.

Stylish Bathroom: The contemporary bathroom is generously sized, featuring modern fittings and a sleek design, perfect for a relaxing bath or



a quick shower.

Outside:

The property is set back on a generously sized plot. The enclosed rear garden has been carefully landscaped, offering a peaceful retreat with a large patio area and a garden shed for storage.

The front garden is easy to maintain, with the potential to convert into a driveway (subject to planning permission).

Parking: On-street parking is available to the front of the property with no restrictions.

This delightful home is ideally located close to local amenities, with excellent transport links nearby. It's the perfect opportunity for those seeking a characterful yet modern home, the best of both!

Location:

Otley Chevin Forest Park is very close by with breathtaking natural scenery. The house is only approximately a 10-minute 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 & broadband availability: Please refer to OFCOM Mobile and Broadband Checker for full details – Limited indoor connectivity for mobile voice and data services but likely for outside. Also check with your own service provider. ULTRAFast broadband service available up to 1000Mbps from the Virgin Media & Openreach network & Sky.

Flood risk: Rivers & Sea – No risk. Surface Water – Very low

Restrictive covenants: No indicator found

Council tax: Band C, Leeds City Council 2024/2025 £1827.21

Vestibule

Living Room

14' 9" x 11' 11" (4.50m x 3.65m)

Kitchen / Dining Room

19' 3" x 11' 1" (5.88m x 3.38m)

Bedroom 1

17' 10" x 10' 11" (5.46m x 3.34m)

Bedroom 2

10' 11" x 10' 10" (3.35m x 3.32m)

Floorplans

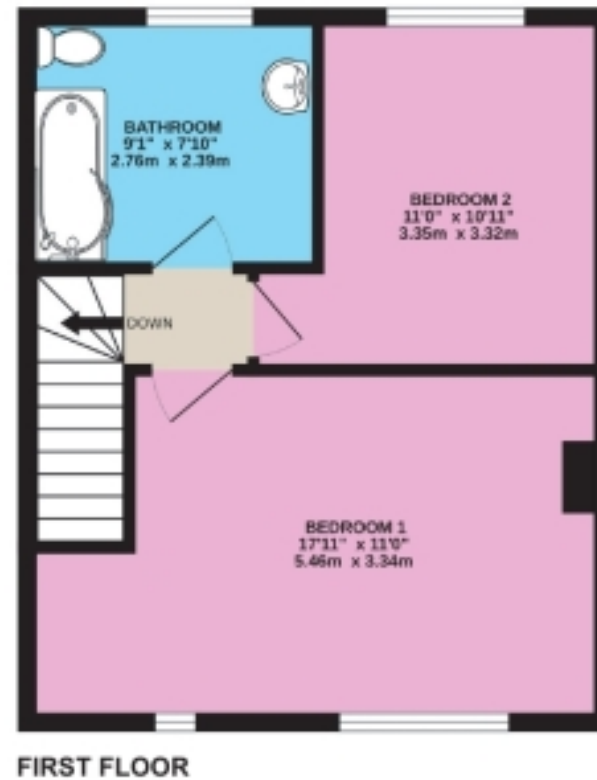
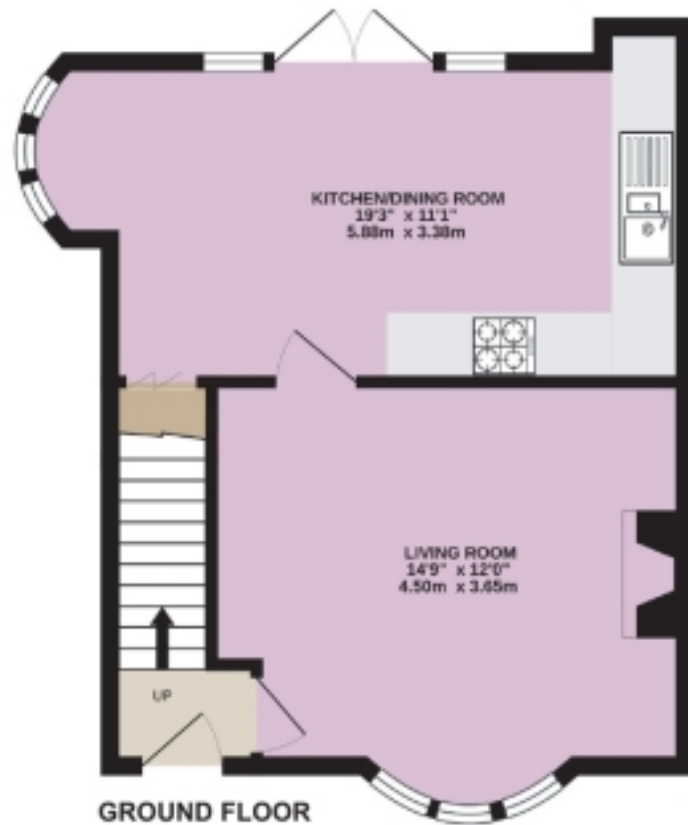


Moorland Avenue, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 807 SQ FT 75 SQ METRES

SHED 48 SQ FT 4.5 SQ METRES

TOTAL 855 SQ FT 79.5 SQ METRES



Floorplans

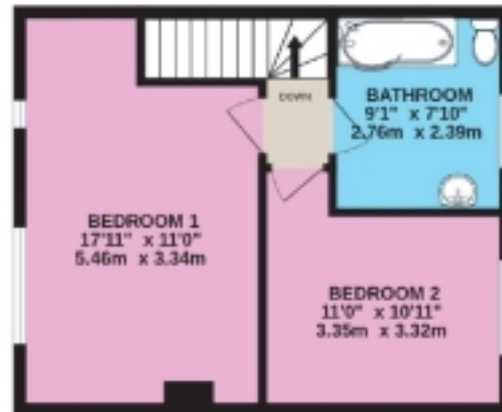


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FIRST FLOOR



GROUND FLOOR

Floorplans

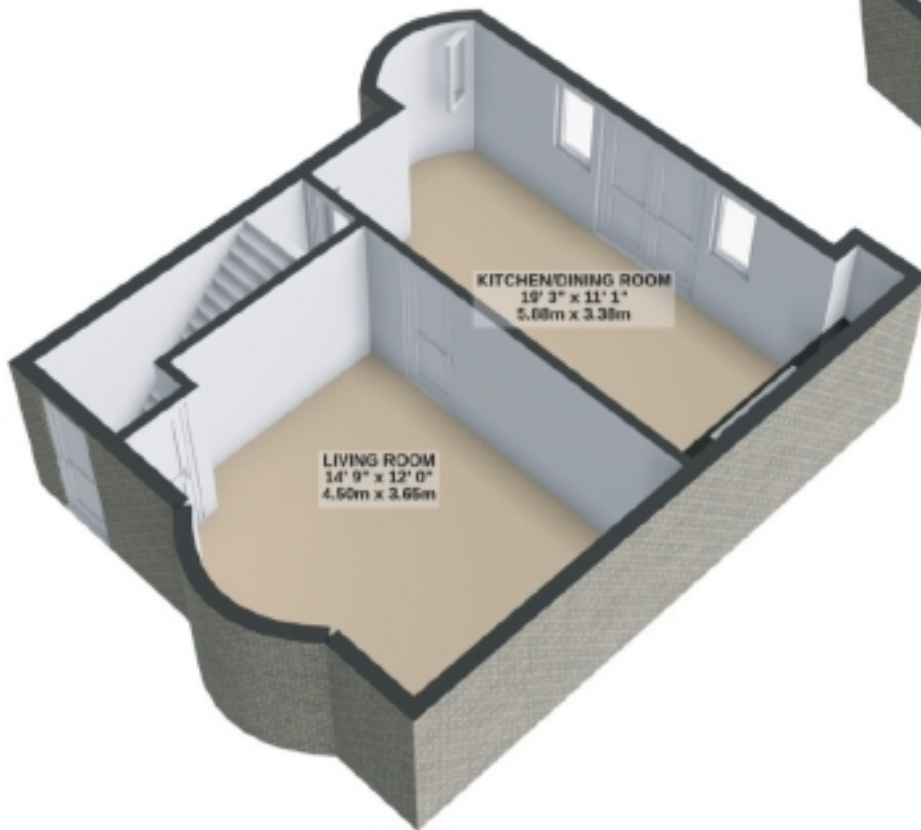
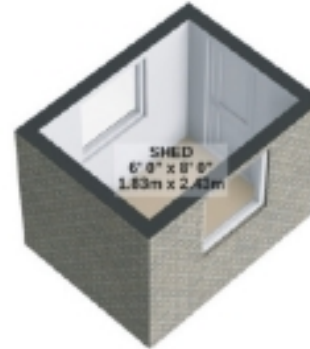


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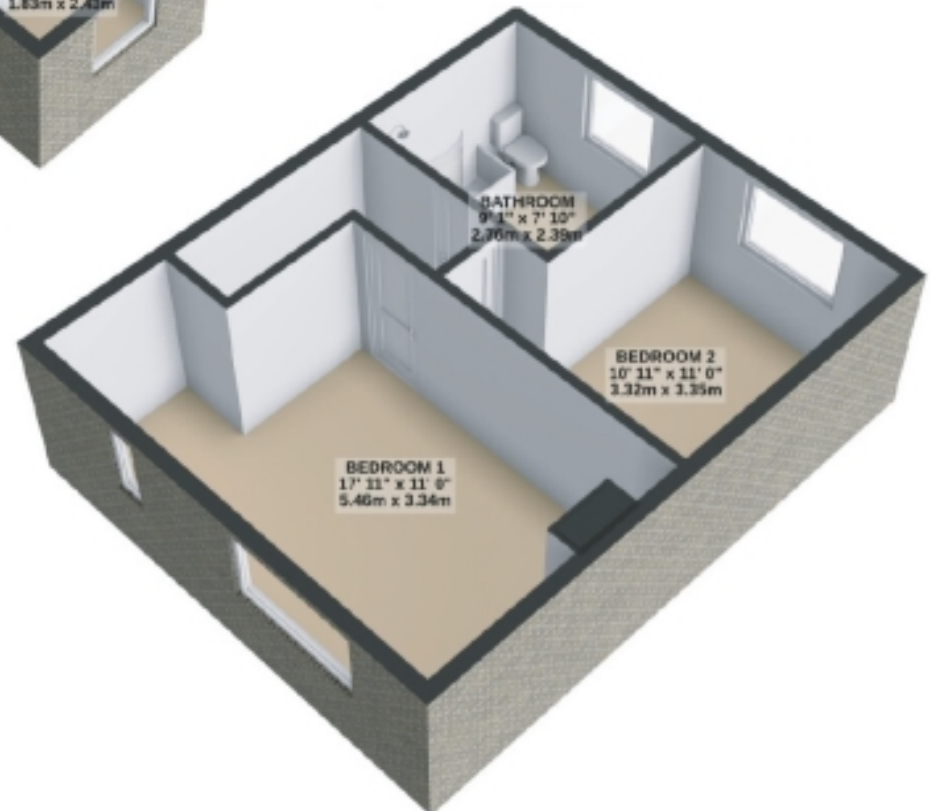
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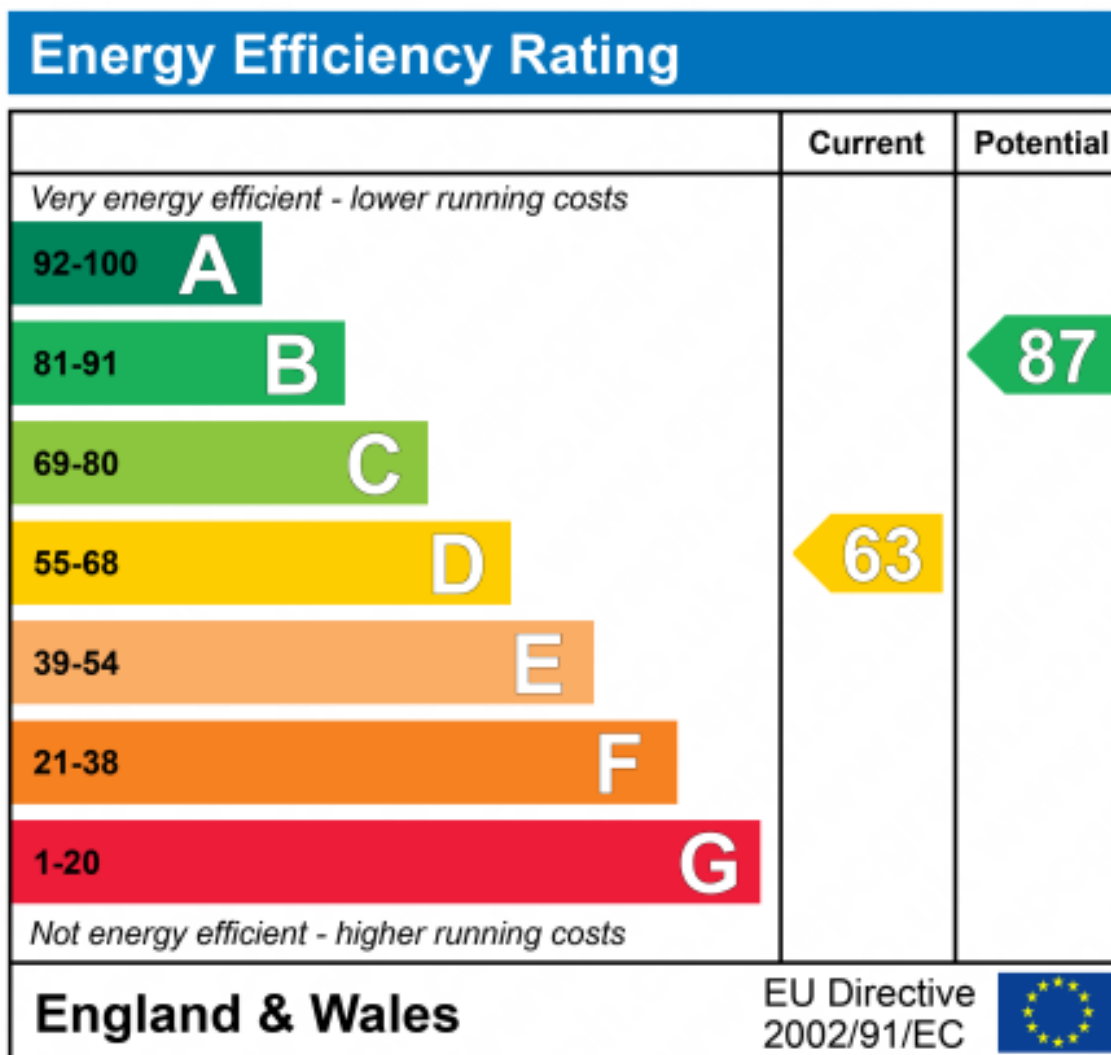
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GROUND FLOOR



FIRST FLOOR



Marketed by EweMove Otley & Guiseley

01943 660 311 (24/7)

otleyguiseley@ewemove.com

