



Cartwright Avenue, Guiseley, Leeds, West Yorkshire, LS20 9FJ

A substantial end-terrace family home that has been significantly enhanced by a recent extension and reconfiguration, creating a spacious open-plan kitchen diner, practical utility room, and a relocated living room. Offers four double bedrooms, en suite to the principal bedroom, separate shower room, together with a well-appointed house bathroom. Externally, there is an enclosed rear garden, driveway, and garage. Enjoying excellent kerb appeal, the property is pleasantly situated in a quiet yet highly convenient central Guiseley location.

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Guide Price: £550,000

General Remarks

This attractive and substantial stone-built family home has been thoughtfully extended and reconfigured to the ground floor, creating a superb balance of modern open-plan living and practical family space. Occupying a desirable position within this highly convenient central Guiseley location, the property is ideally placed for access to the town's excellent range of shops, schools, transport links and everyday amenities.

The accommodation is arranged over three floors and is introduced by a welcoming entrance hall of excellent proportions, complete with useful built-in storage and staircase access to the upper floors. The ground floor has been significantly enhanced by a recent extension and redesign, resulting in a stunning open-plan dining kitchen that forms the heart of the home. Finished to a high standard, the kitchen incorporates a range of integral appliances whilst providing ample space for family dining and entertaining. Large bi-folding doors flood the room with natural light and open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

A particularly useful addition is the separate utility room, providing valuable laundry and storage space whilst also housing a convenient ground floor W.C. The ground floor reconfiguration has also created a comfortable living room, offering an ideal retreat for relaxation away from the main entertaining areas.

To the first floor, a generous landing gives access to two well-proportioned double bedrooms and the stylish house bathroom. The principal bedroom is an impressive room, enjoying excellent natural light, fitted storage and the luxury of a contemporary en-suite shower room.



The second floor continues to impress, offering two further double bedrooms, both of excellent proportions, together with an additional shower room, making the layout ideally suited to growing families, visiting guests or those requiring flexible work-from-home space.

Externally, the property occupies an attractive corner position with established borders to the front and side elevations. To the rear is a fully enclosed garden of generous proportions, designed for ease of maintenance with a high-quality artificial lawn and complemented by paved seating areas. High fencing and natural stone walling combine to create a good degree of privacy, making it an excellent space for both family enjoyment and outdoor entertaining. A timber gate provides secure access, whilst to the rear of the property there is driveway parking leading to a single garage with lighting and power provision.

The property benefits from excellent access to the heart of Guiseley with its many shops, bars, restaurants, and popular golf courses. Within close proximity and perfectly situated for those who commute by train is the railway station which provides links to Leeds, Bradford and Ilkley, whilst for those travelling further afield, Leeds and Bradford International Airport is situated close by in nearby Yeadon. A short drive away and appealing to those who partake in outdoor pursuits there is a variety of open countryside, including moors, open fields, farmland and countryside.







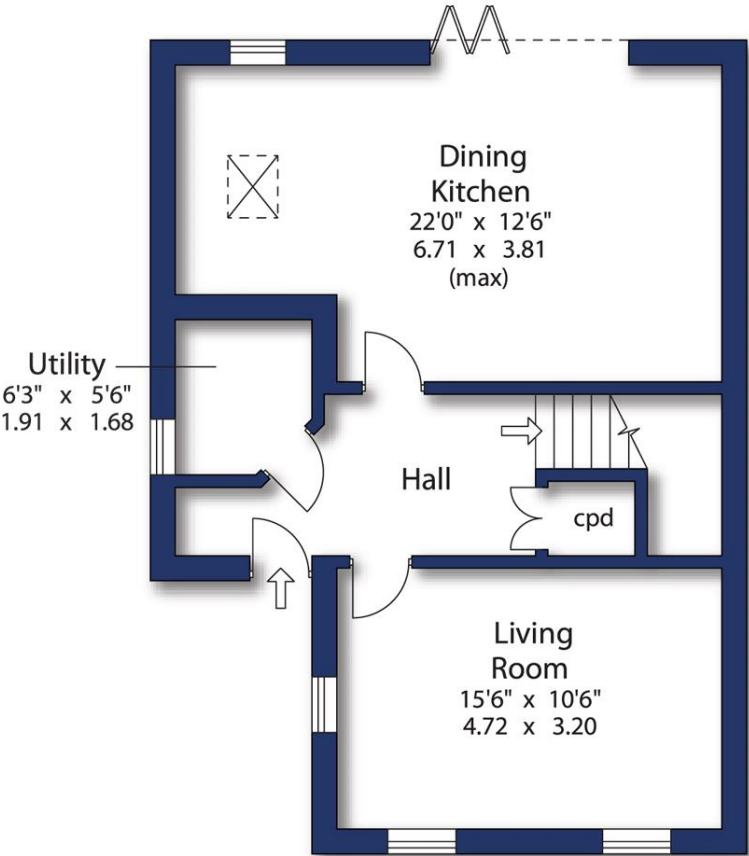




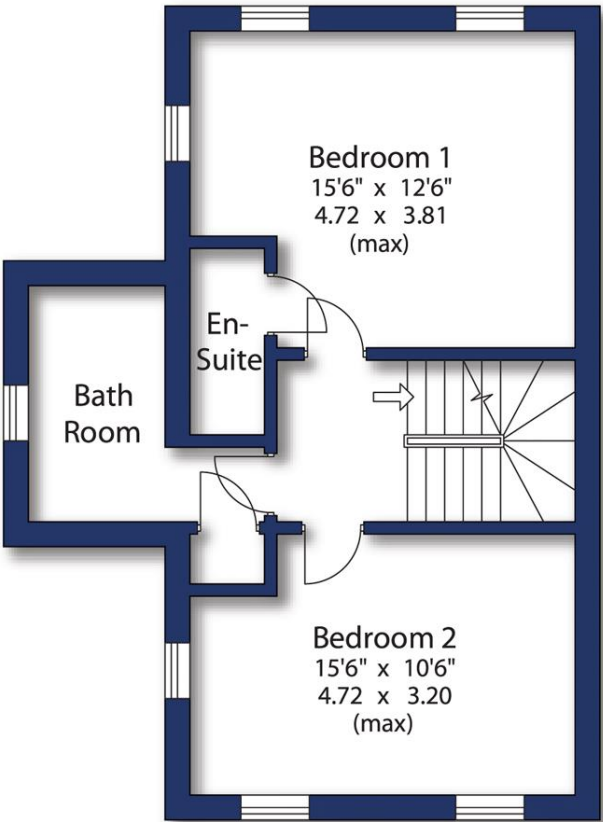




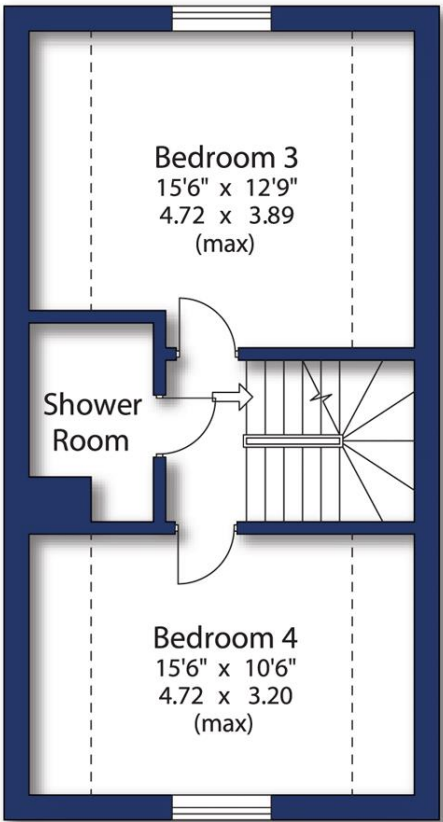
Floorplans



Ground Floor



First Floor

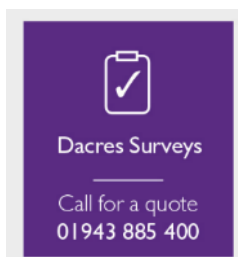


Second Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Directions

From Otley Road proceed in the direction of Menston and take the first right onto Springfield Road. Continue until the the property can be found to the right hand side and will be identified by our Dacre, Son & Hartley for sale board.

What3Words darker.comb.blows

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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