



Dalesway, Guiseley, Leeds, West Yorkshire, LS20 8JN

A much loved detached family residence situated within Guiseley's premier Tranmere Park estate. Offering a fantastic opportunity for modernisation, this cherished home sits within an attractive corner plot and features four bedrooms, house bathroom, living and dining rooms, kitchen, utility, guest W.C, integral garage and ample driveway parking.

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Guide Price: £695,000

General Remarks

This distinguished detached residence is presented to the market for the first time in over five decades. Well maintained yet offering clear potential for modernisation, it provides generous and versatile accommodation together with excellent scope for sympathetic extension (STPP), as evidenced by neighbouring homes. The property is further enhanced by a beautifully presented gardens boasting a corner position, creating an exceptional setting for refined outdoor living and entertaining.

The accommodation is arranged over two floors and comprises on the ground floor: a welcoming and spacious central hallway, dual-aspect living room, formal dining room with bay window, kitchen, useful utility room, guest W.C., and with internal access to the integral garage. To the first floor are four well-proportioned bedrooms, and family bathroom. The property also benefits from uPVC double glazing and gas-fired central heating.



Externally, the property enjoys a sweeping blocked paved driveway to the front providing off-street parking and access to the garage, which is fitted with a remote control door, complemented by a neat wrap around lawns and mature hedging. To the rear lies a well-maintained enclosed garden, with well-stocked borders, a generous stretch of lawn.

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.







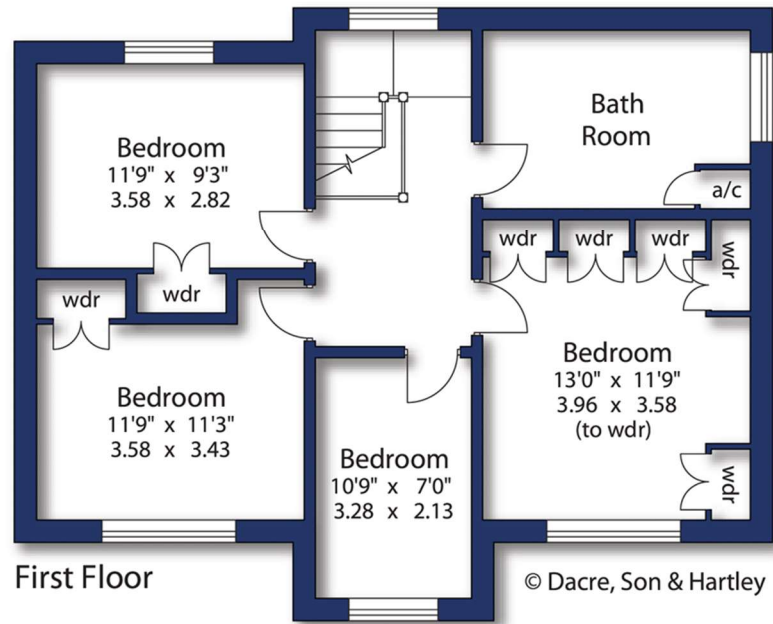
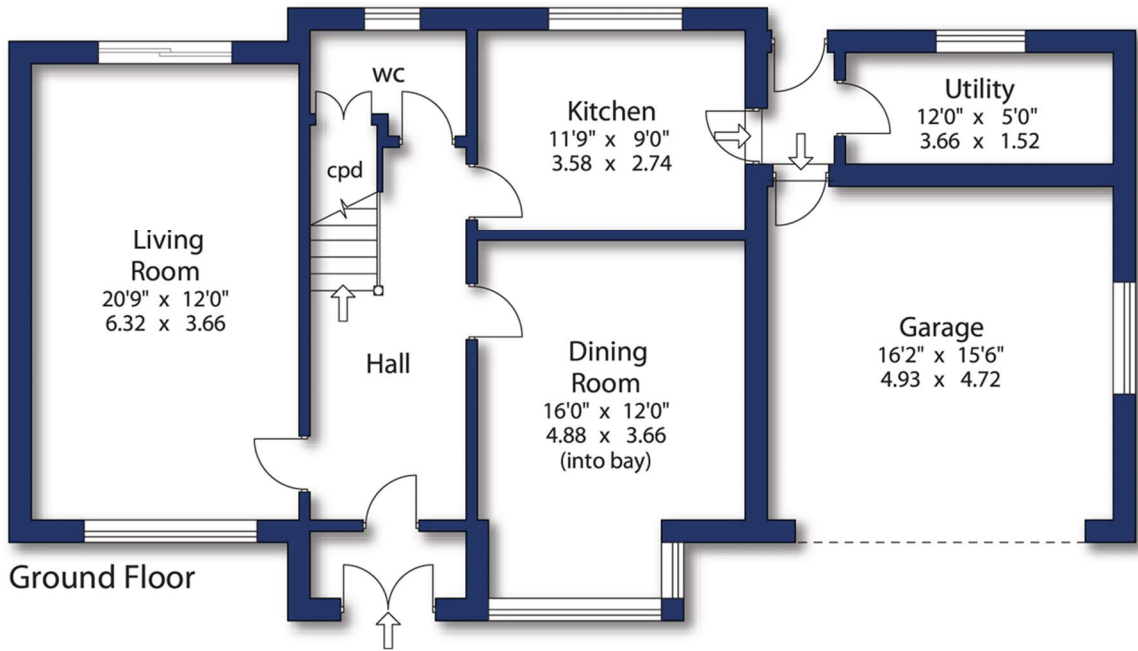








Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

Proceed along the A65 in the direction of Ilkley and at the traffic lights, turn left onto Victoria Road. At the T-junction turn right onto Park Road and at the top of Park Road turn right onto Bradford Road taking the first left into Southway. Proceed straight across the crossroads with Hillway taking the next right into Ridgeway. Turn left into Dalesway and the property can then be found after a short distance on the right.

What3Words folds.owls.reef

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Off-street driveway 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](#)

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.

Dacres Ref: BAI250149

