



Guide Price £525,000

- Exclusive new build home
- Completion due July 2026
- Four spacious bedrooms
- House bathroom plus en suite
- Open plan kitchen diner
- Living room and study
- Utility/W.C.
- Solar panels
- Underfloor heating and EV charger
- South facing rear gardens
- Ample driveway parking

Plot 2, Netherfield Road, Guiseley, LS20 9DN

FINAL PLOT REMAINING - Executive new build semi-detached homes in the heart of Guiseley. Both having four bedrooms, house bathroom plus en-suite, spacious kitchen diner, living room, separate study, utility/W.C., underfloor heating, landscaped gardens, and a large driveway. Modern comfort, style, and energy efficiency with solar panels, electric car charger, and 10-year NHBC warranty.

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General remarks

These stunning new build homes have been meticulously designed to offer modern comfort, style, and practicality across every level. The ground floors feature piped underfloor heating throughout, complemented by tiled floors in the kitchen diners, entrance halls, and utility rooms, with soft carpeting in the lounges

and studies. Upstairs, all bedrooms and hallways are fully carpeted, creating a cozy retreat.

Light floods the interiors through UPVC windows, while doors on the ground floors seamlessly connect the living spaces with the outdoors. The kitchens are a showpiece of design and function, featuring built-in oven and microwave (Bosch or Neff), quartz worktops, a boiling hot water tap, and a peninsula with seating, perfect for casual dining or entertaining. The adjacent utility/WC has plumbing for a washer and dryer, a concealed cistern toilet, sink, and storage units.

The homes' bathrooms have been thoughtfully planned to include a bath and shower, concealed cistern toilet, and a basin

with vanity unit. Each en-suite features a shower enclosure, concealed cistern toilet, and vanity basin, offering a private sanctuary for the master bedrooms.

Practicality continues with a pull-down loft ladder leading to a large boarded loft area measuring approximately 4m x 7m, with a simplified roof design allowing for future conversion if desired.

Externally, each property impresses with a generous double driveway and planted borders, a composite decking area leading from the kitchen to a raised rear patio, and a turfed garden with planted borders, providing ideal spaces for outdoor living. Modern efficiency is enhanced with solar panels, an electric car charger, and gas heating, all backed by a 10-year NHBC warranty.

Directions

From Guiseley proceed towards Menston before turning right at the traffic lights past The Station Pub. Proceed over the railway bridge before turning left onto Netherfield Road. Continue forward and the property can be found on the left-hand side just before the turning for Ings Lane.

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Local Authority & Council Tax Band

- Council Tax Band NA

Tenure, Services & Parking

- Freehold
- Mains electricity, solar panels, water, drainage and gas are installed. Domestic heating is from gas fired boiler
- Off-street driveway parking

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.

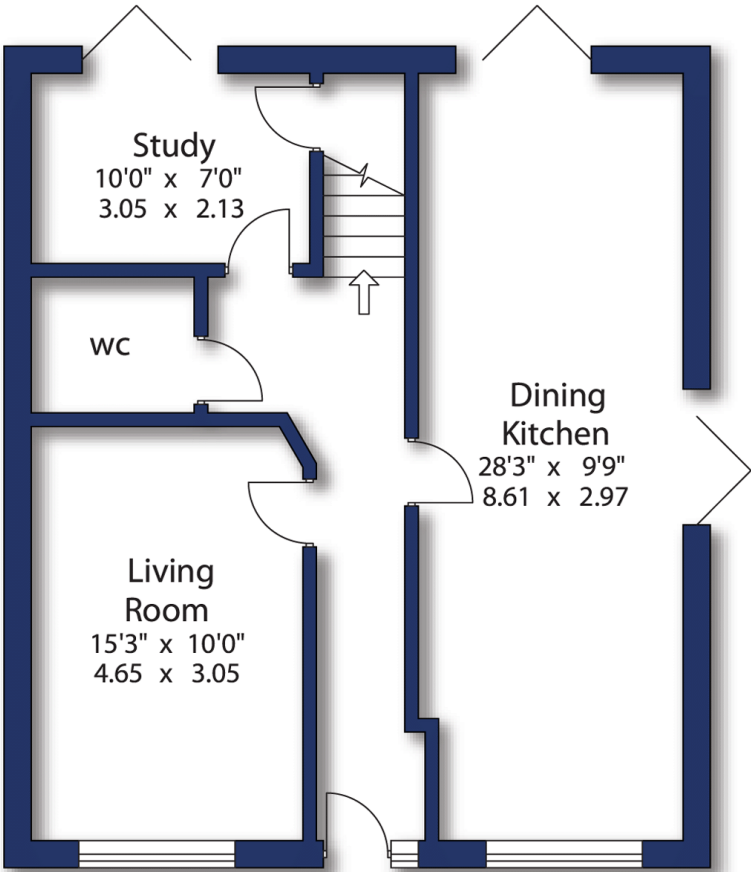
Referral fees

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.

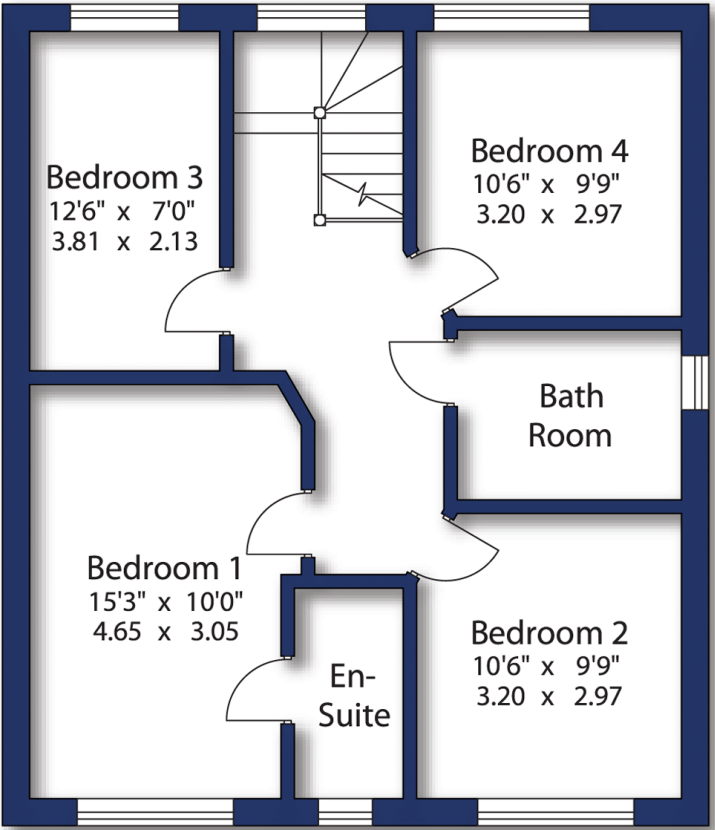
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Floorplans



Ground Floor



First Floor

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