



Park Road, Guiseley, Leeds, LS20 8AR

An exceptional modern townhouse, thoughtfully arranged over three spacious floors and offering stylish, contemporary living in one of Guiseley's most sought-after residential locations. Finished to a high standard throughout, the property provides well-proportioned and versatile accommodation ideally suited to professionals, couples and growing families alike.

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Guide Price: £300,000

General Remarks

This immaculately presented three-storey semi-detached townhouse, enjoys a prime position within easy reach of Guiseley town centre and the railway station. Ideally placed for an excellent range of shops, cafés, restaurants, highly regarded schools and superb commuter links to Leeds, Bradford and Ilkley, the property offers the perfect balance of convenience and contemporary living. Providing spacious, flexible accommodation arranged over three floors, this superb home is ideally suited to first-time buyers, professionals, growing families and investors alike.

Thoughtfully designed to maximise both space and natural light, the accommodation briefly comprises a welcoming entrance hallway with a useful guest W.C., leading through to a stylish modern fitted kitchen featuring a range of contemporary units and integrated appliances. To the rear is a spacious open-plan living and dining area, creating an ideal environment for both everyday family life and entertaining, with French doors opening directly onto the enclosed rear garden.

The first floor offers an impressive and generously proportioned living room, flooded with natural light and providing an excellent space to relax. Also on this level is a well-proportioned



double bedroom together with a contemporary house bathroom, fitted with a quality white suite.

Occupying the top floor is the superb principal bedroom, benefiting from its own modern en suite shower room. A further versatile room on this floor offers excellent flexibility and could be utilised as a third bedroom, nursery, dressing room or dedicated home office, depending on individual requirements.

Externally, the property enjoys an attractive enclosed rear garden, thoughtfully paved to provide a low-maintenance outdoor space, perfect for relaxing or al fresco dining during the warmer months. To the rear, the property also benefits from the convenience of private off-street parking. Prospective purchasers should note that the neighbouring property enjoys a legal right of access over the shared driveway in order to reach their own allocated parking space.







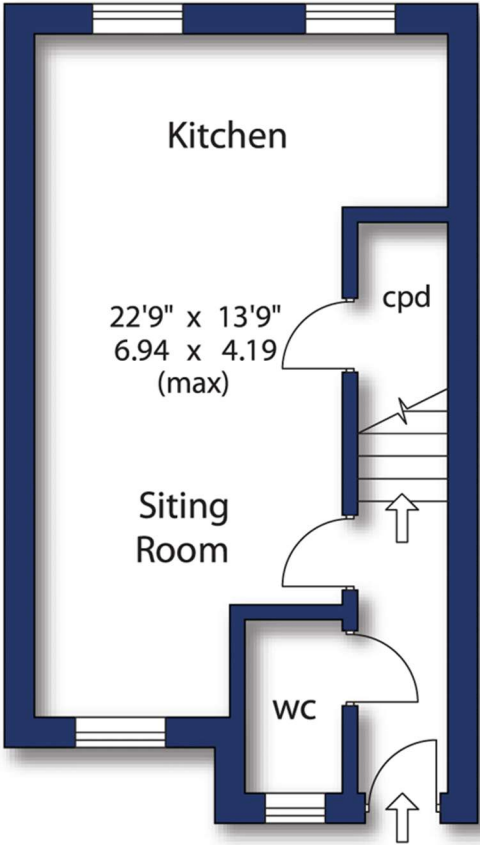




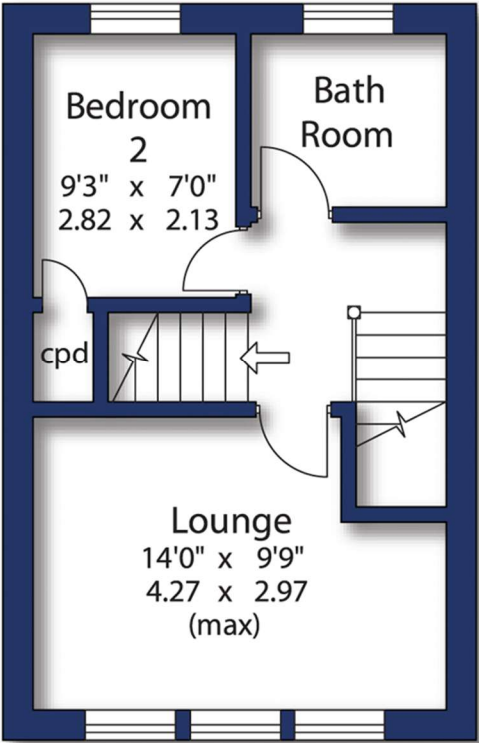




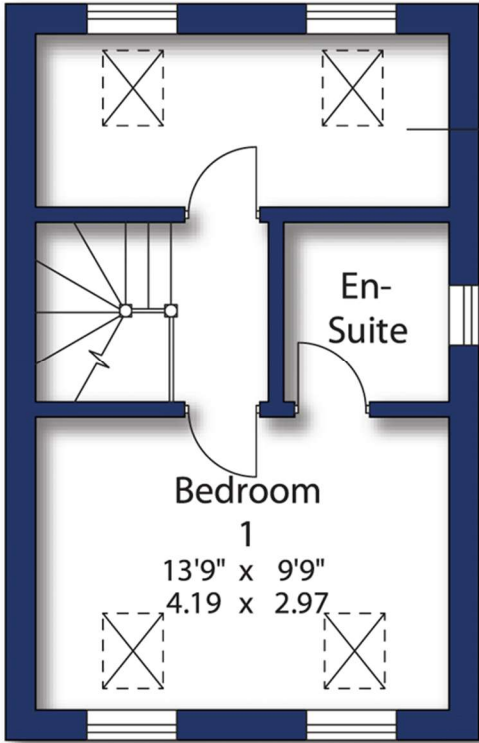
Floorplans



Ground Floor



First Floor

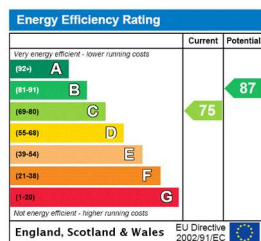


Second Floor

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Contact us
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baildon@dacres.co.uk

Directions

From the A65 in the direction of Ilkley. At the traffic lights turn left onto Victoria Road and at the T junction turn left on to Park Road. The property can then be found after a short distance on the right hand side and identified by Dacre, Son & Hartley's For Sale board.

What3Words agent.venue.super

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently D

Tenure, Services & Parking

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