



32 Nunroyd Avenue, Guiseley, Leeds

A lovely stone built home that has been significantly improved and extended by the current owners to now provide a spacious family home with a delightful blend of character and modern living.

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32 Nunroyd Avenue, Guiseley, Leeds, West Yorkshire, LS20 9LP

Leeds 9 miles, Harrogate 15 miles, Skipton 18 miles, (all distances approximate)

Guide Price: £415,000

- Extended and significantly improved stone built cottage.
- Beautifully presented with light filled spaces.
- Characterful features.
- Enclosed lawned garden.
- Generous lounge. Dining kitchen.
- Gated driveway parking
- Utility room with guest WC/shower room.
- Three double bedrooms.
- Central Guiseley location.



General remarks

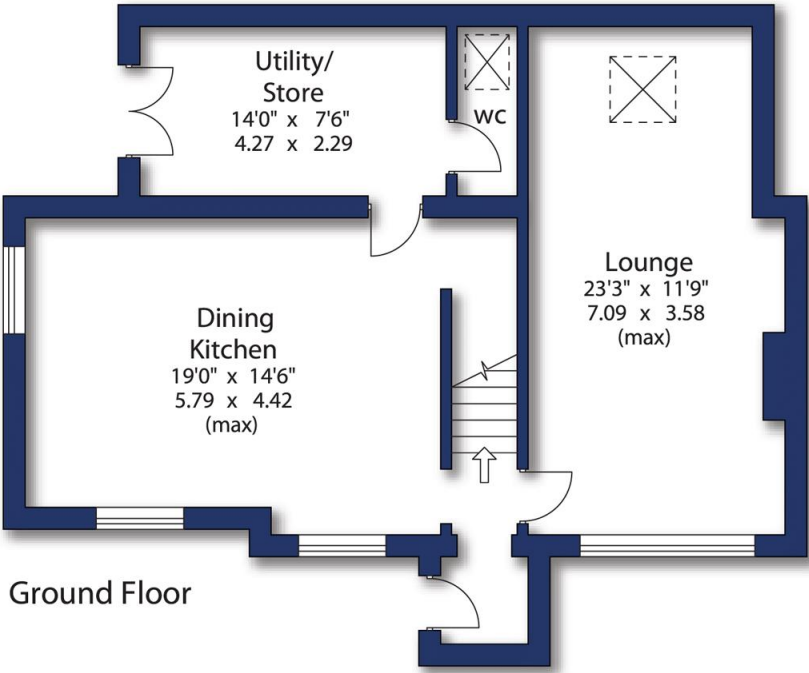
This beautifully presented stone-built cottage is set in an appealing conservation area close to local amenities. A lovely home that has been significantly improved and extended by the current owners to now provide a spacious family home with a delightful blend of character and modern living.

On entering, you are welcomed into light-filled spaces that create an inviting atmosphere throughout. The useful entrance porch provides cloak storage and leads into the entrance hall which has the stairs off to the first floor. The generous size lounge boasts an eye-catching brick fireplace housing a wood burning stove with oak lintel over creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. A large Velux window affords a good deal of natural light, along with the large window to the front elevation. Adjacent to the lounge is the dining kitchen, a fabulous functional room, making it an ideal space for family meals or gatherings with friends. There are a range of wall, base and drawer units with working surfaces over, integrated dishwasher, space for a range style oven and plumbing for an American style fridge freezer. From the kitchen there is access to the utility room/store which is a very useful space, has double doors to outside and gives access to the downstairs WC and shower room.

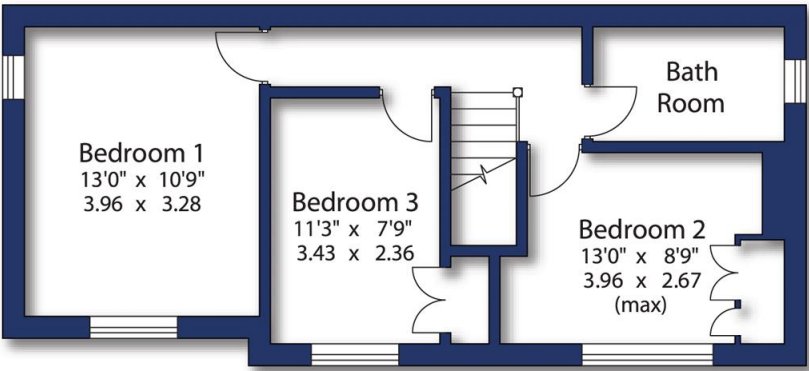
On the first floor there are three double bedrooms, two of which have fitted wardrobes. The contemporary house bathroom has a white suite including shower facilities over the bath, offering both comfort and convenience. Outside, the generous size front garden provides a private retreat being fully enclosed by tall hedging, being laid mainly to lawn there is an Indian stone paved pathway and seating area. To the side of the property there is a gated block paved driveway providing parking. Overall, this lovely stone cottage in Guiseley presents a wonderful opportunity for those seeking a charming home with character, modern amenities, and a beautiful garden. It is a perfect choice for families or anyone looking to enjoy the delightful lifestyle that this area has to offer.

This is a highly sought after location in Guiseley being close to delightful open countryside and yet close to great local amenities including the train station. There are many facilities available in the town including an excellent range of shops, supermarkets and banks etc. Guiseley offers a choice of restaurants, eateries and pubs, which cater for all tastes and age groups. The schools in the area all have good academic reputations and are easily accessible from this property. Guiseley Train Station provides fast, frequent and reliable services to Leeds, Bradford and Ilkley. There are main road connections to the commercial centres of Leeds, Bradford and Harrogate and easy access to the motorway system. Leeds Bradford International Airport is a short drive away. The nearby A65 provides easy access to the Dales and the Lake District.

Floorplans



Ground Floor



First Floor

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Contact us



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Directions

On entering Guiseley from the Menston direction, proceed along the A65 towards Rawdon. After the junction to Westside retail park, turn immediately left into Nunroyd Avenue and continue ahead, following the one-way system around the roundabout and the property will be found to the left hand side. What3Words: festivity.hardly.gaps

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Please note the property is within a conservation area.
- All mains services are installed. Gas-fired central heating and wood burning stove.
- 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](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.

Dacres Ref: BUR260140