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The Lilacs, Guiseley, Leeds, West Yorkshire, LS20 9ER

A well situated 1960's semi-detached family home offering three bedrooms, modern shower room, a through living/dining room, and a fitted kitchen. The property also boasts front and rear gardens, a raised decked terrace, ample driveaway parking and detached garage.

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The Lilacs, Guiseley, Leeds, West Yorkshire, LS20 9ER

Guide Price: £275,000



General Remarks

This well-positioned 1960s semi-detached family home has been cherished by the same owners since it was built in 1964, offering a wonderful opportunity to acquire a property with a genuine sense of history and plenty of potential to make it your own.

The accommodation briefly comprises three bedrooms, a modern shower room, a spacious through living and dining room and a fitted kitchen.

Externally, the property enjoys gardens to both the front and rear, together with a raised decked terrace providing an ideal space for outdoor relaxation and entertaining. Further benefits include ample driveway parking and a detached garage.

Having been carefully looked after and enjoyed by just one family over the past six decades, this is a home offering both a lovely foundation for family living and exciting scope for personalisation and enhancement to suit individual tastes.

The home enjoys a highly regarded location within Guiseley – within walking distance to a variety of amenities and short drive to open countryside and the Victorian spa towns of Ilkley and Harrogate. The community retains a broad range of everyday amenities including local shops, a highly regarded primary school, medical centre and churches of a number of denominations. There are sports clubs on offer, whilst the surrounding countryside offer many an opportunity for rural pursuits. The commercial centres of Leeds and Bradford are within commuting distance by road, however, Guiseley is also well catered for by a rail link to Ilkley, Leeds and Bradford. For those traveling further afield, Leeds/Bradford International Airport is situated a short drive away in nearby Yeadon.

Local Authority & Council Tax Band
Leeds City Council - Council Tax Band C.

Tenure, Services & Parking
Freehold. Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler. Driveway parking and garage.


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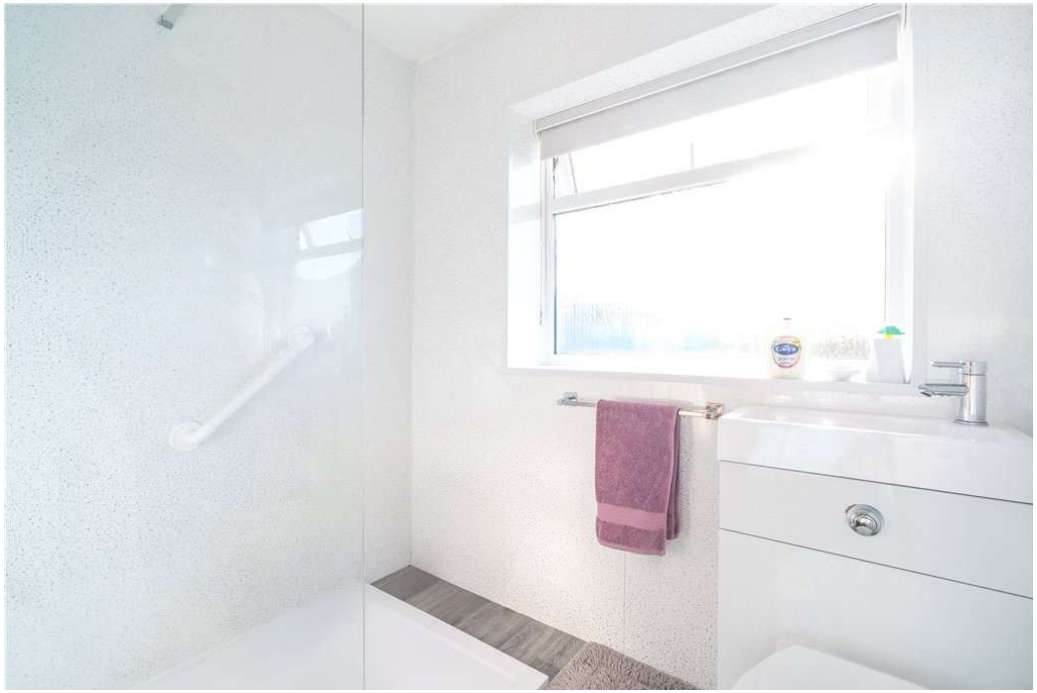



Hotpoint





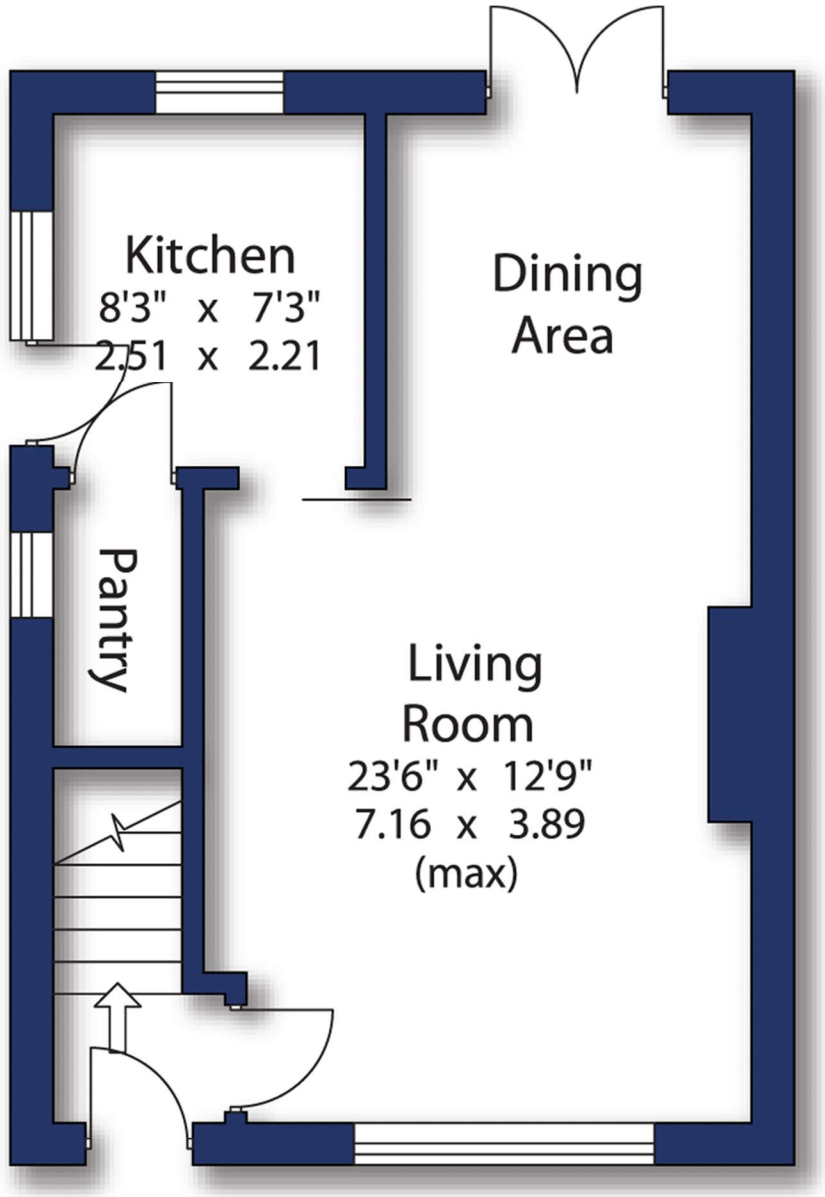




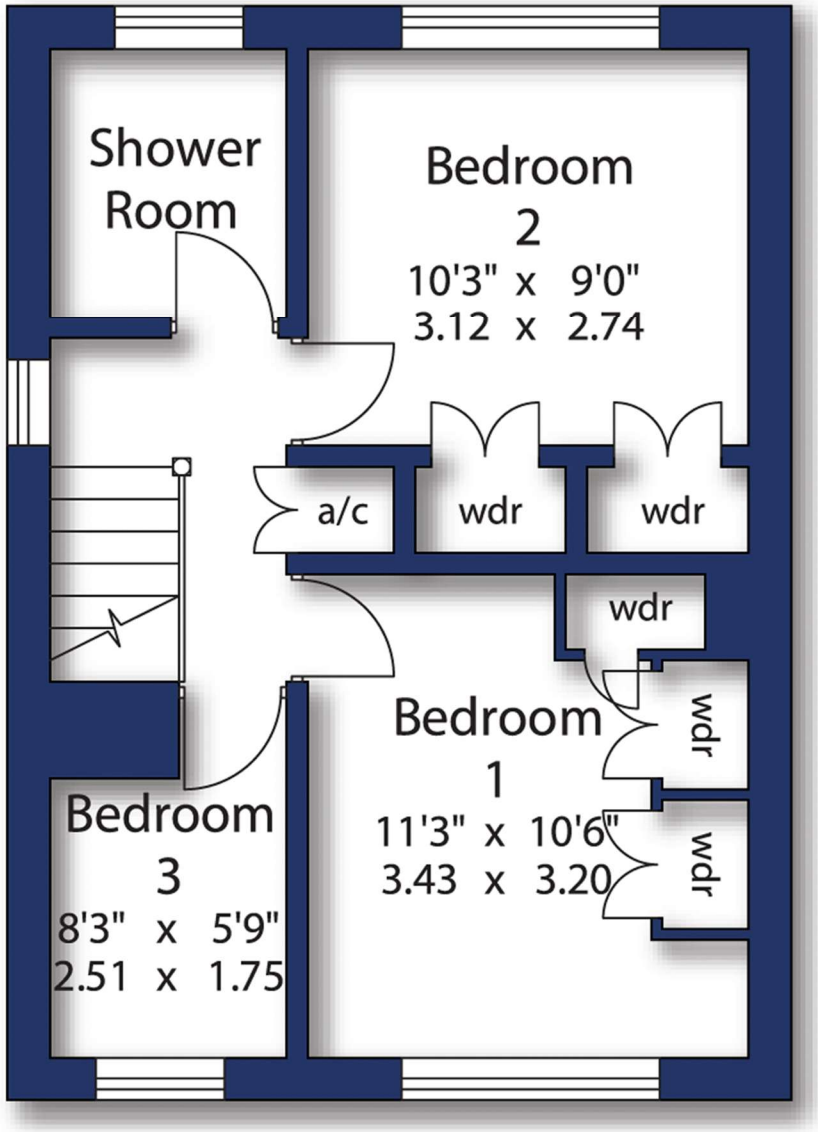




Floorplans

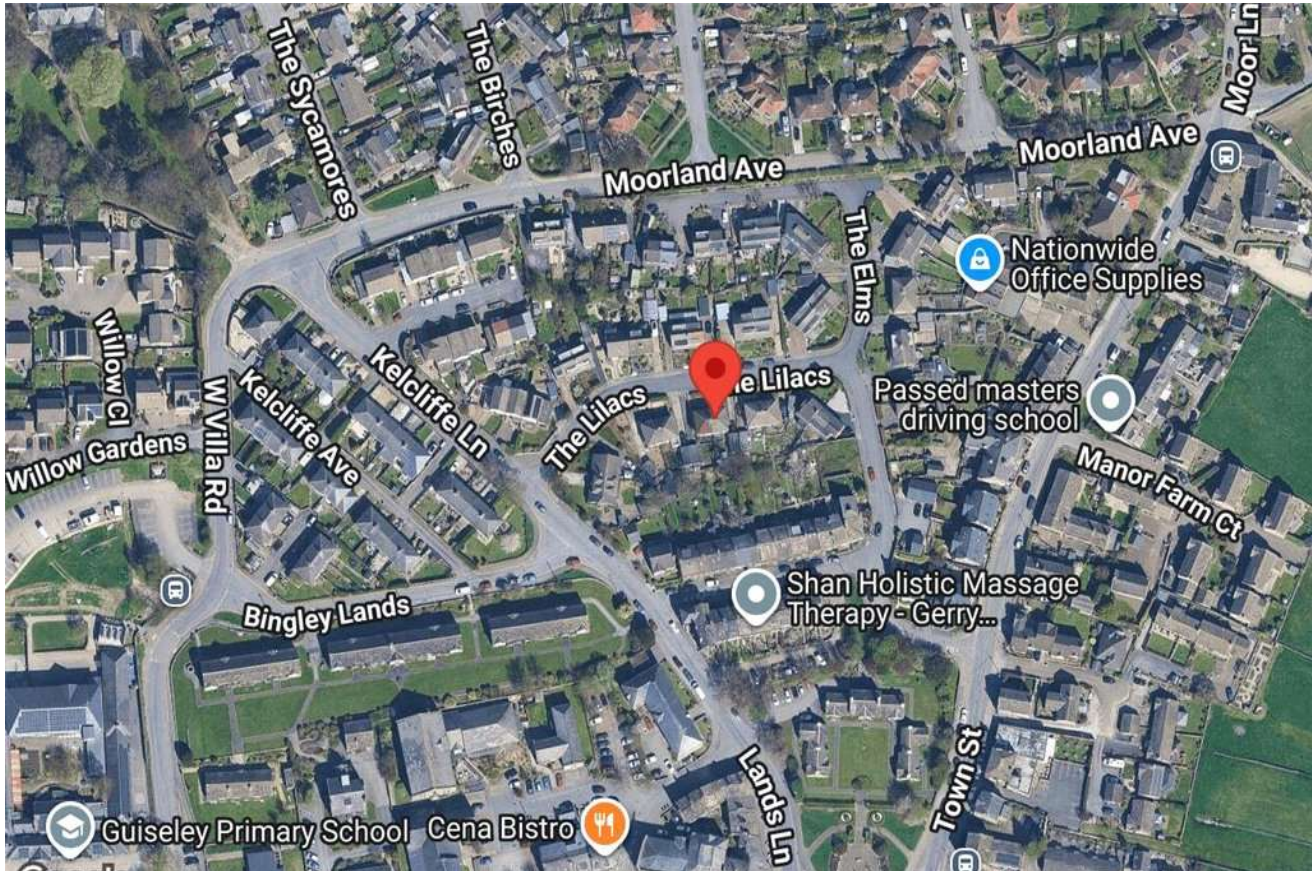


Ground Floor



First Floor

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Dacres Surveys
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01943 885 400

Contact us
01274 532323
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Directions

From the centre of Guiseley, head north along Town Street. Turn left onto West Parade, then follow the road into The Lilacs. Number 10 is situated within this residential development.

What3Words interacts.parsnips.panic

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- 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: BAI260215

