



Guide Price £230,000

- No onward chain
- Sought after ground floor apartment
- Two bedrooms
- En suite to principal bedroom
- Fitted furniture
- Well-equipped fitted kitchen
- Separate guest W.C.
- Attractive communal gardens and courtyard
- On-site Manager
- Convenient central Guiseley location

The Laureates, Shakespeare Road, Guiseley, Leeds, LS20 9BR

NO ONWARD CHAIN - A rare to market ground floor apartment within this popular and well managed retirement complex in the centre of Guiseley. With two bedrooms, shower room to principal bedroom, living room, well-equipped kitchen, guest W.C., communal gardens, and residents' parking.

32 Otley Road, Guiseley, West Yorkshire, LS20 8AH
Tel: 01943 870326 Email: guiseley@dacres.co.uk



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General remarks

Dacre, Son & Hartley are delighted to present to the market this generously sized, two bedroom apartment which is offered with no onward chain. With the additional benefit of a ground floor position, this well-equipped apartment comes with fitted furniture and is of spacious proportions throughout.

Briefly comprising; spacious entrance hall with storage cupboards providing ample storage space; guest W.C.; living room; fitted kitchen with integrated appliances; principal bedroom with fitted wardrobes; en suite shower room having a walk-in shower for ease of access; further good sized bedroom; separate guest W.C. Externally there is a communal car park and well maintained communal gardens.

The Laureates is a stunning development of luxury retirement apartments in a level, central and convenient location in the select town of Guiseley, within easy access of both Leeds and Bradford city centres. The building has two lifts to all floors and complies with 'Secure by Design' security standards, including CCTV monitoring and secure door entry. Superb facilities include a spa room, hair salon, internet zone, communal lounge and coffee lounge and a laundry.

Retirement living at The Laureates offers you a combination of independent living and peace of mind. Enjoy the warm community spirit and take part in social activities as much as or as little as you like with likeminded neighbours. This is an ideal move to reduce the stresses of today's living without the worry of maintenance ever again. In addition, and exclusive to retirement apartments in the area, personal support and care can be provided through the on-site team if and when needed, as well as an on-site management team. The Laureates is in Anchor's portfolio of award winning retirement developments, especially designed to offer comfort, security and choice for older people.

Directions

If approaching by car from our office head out of Guiseley on the A65 on to Leeds Road. After the Westside shopping complex turn left on to Nunroyd Ave and at the playing field turn left on to Rushkin Crescent and immediate left again on to Shakespeare Road. The Laureates can be found at the bottom of the road.

what3words exile.flow.n.clues

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- Mains electricity, water, drainage are installed. Domestic heating is from electric wall heaters
- Residents car park

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

Buyer Anti Money Laundering Checks

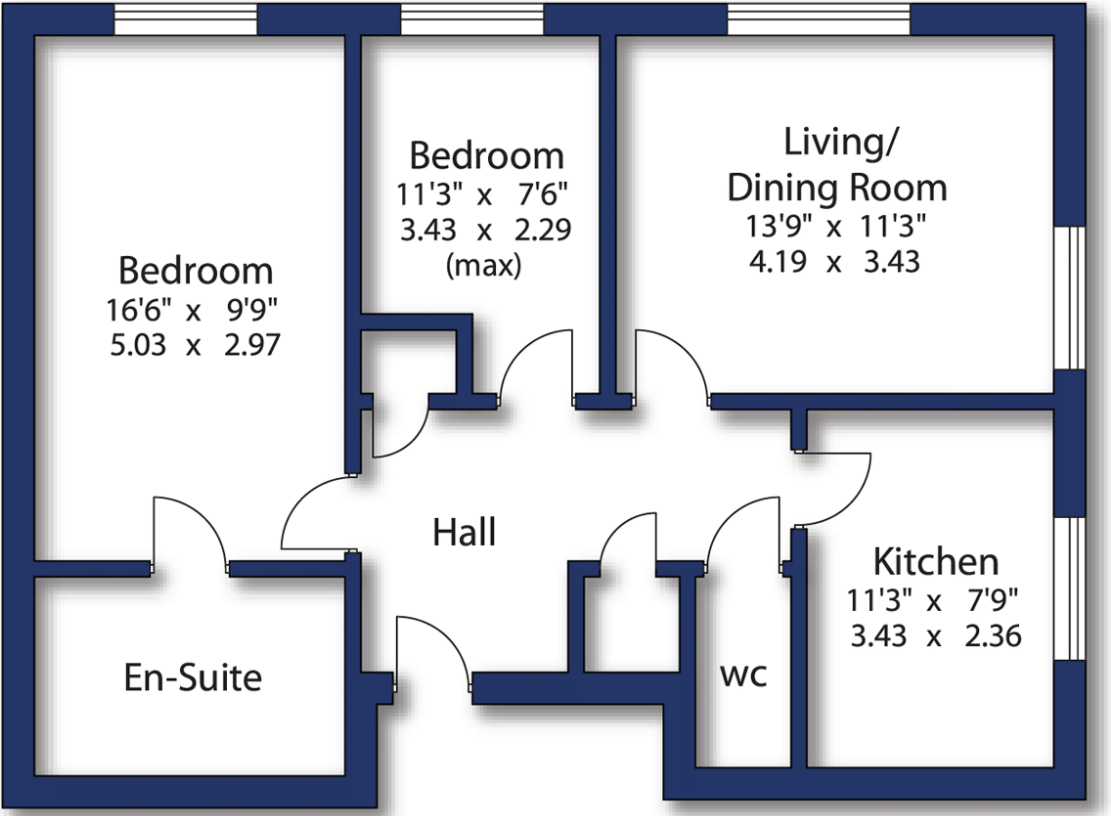
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

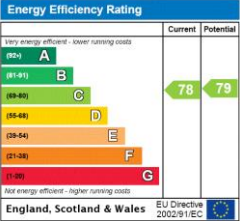
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to 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: GUI240159



Floorplans



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