

# Ornella's Estates

PROUDLY INDEPENDENT



4 Springfield Court  
Guiseley, Leeds, LS20 8FD

Price £189,950



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## INTRODUCTION

A Stunning First-Floor Apartment in the Heart of Guiseley

Welcome to this beautifully presented and spacious two-bedroom first-floor apartment, perfectly positioned in the very heart of Guiseley. Just a short stroll from an array of vibrant bars, restaurants, boutique shops, and stunning countryside walks, this stylish home offers the perfect blend of lifestyle and convenience.

Located within a sought-after gated development, the property benefits from two secure entrances, intercom access, and allocated parking. A private entrance hallway with generous built-in storage leads you into the apartment, where you'll find two impressively sized double bedrooms – the principal featuring a contemporary en-suite shower room – and a modern, well-appointed house bathroom.

The heart of the home is the exceptional open-plan living space, comprising a bright and airy lounge, dining area, and sleek modern kitchen with integrated appliances – ideal for entertaining, relaxing, or simply enjoying the everyday.

This property is perfect for first-time buyers, professionals, or those looking to downsize without compromise.

## Location Highlights:

**Education:** Within easy walking distance to Guiseley Primary School, St. Oswald's C of E Primary School, Tranmere Park Primary School, and the highly regarded Guiseley School (secondary). There are also excellent local nurseries including Little Angels, Sunbeams, and The Montessori Nursery.

**Transport:** Guiseley Train Station is just moments away, offering direct links to Leeds, Bradford, and beyond – making commuting a breeze. Leeds Bradford Airport is also conveniently close.

**Amenities:** You're just a stone's throw from Morrisons supermarket and a wide range of independent shops, gyms, cafés, and local services.

This is a rare opportunity to own a standout home in a thriving and well-connected community. Early viewing is highly recommended – properties of this calibre in central Guiseley don't stay on the market for long!

## WHAT OUR VENDORS SAY

## LOCATION

Nestled on the edge of the Yorkshire Dales yet just a stone's throw from Leeds and Bradford, Guiseley offers the perfect balance of town and country living. This thriving community is known for its excellent schools, independent shops, stylish bars, and family-friendly restaurants, all centred around a vibrant high street. With beautiful countryside walks on the doorstep, including Otley Chevin and Nunroyd Park, outdoor lovers are spoiled for choice. Superb transport links, including a train station with direct services to Leeds and Bradford, plus proximity to Leeds Bradford Airport, make Guiseley ideal for commuters. It's a welcoming and well-connected town with a strong sense of community – the perfect place to call home.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 8FD

## APPROACH

As you approach this lovely building you immediately see the kerb appeal it offers. Accessed via two security barriers with a personal fob, so you can be rest assured that no one can park in the private car park which is allocated for residence only,

## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Access via a security intercom call button. Stairs to first floor. Door leading to:

### PRIVATE ENTRANCE HALLWAY

As you enter you immediately get the feeling of how spacious it is. Comprising entrance door to the front elevation. Security intercom. Storage room. Radiator. Doors leading to:

### MODERN OPEN PLAN KITCHEN/DINER AND LOUNGE

16'9" x 16'7" (5.12 x 5.08)

Offering an abundance of natural light throughout, this is a lovely spacious room. Comprising double glazed windows to the front elevation. A wide range of beautifully fitted modern wall and base units with contemporary work surfaces over. Stainless steel sink one and a half bowl single drainer. Integral electric cooker, with gas hob and extractor fan over. Integral dishwasher and washing machine. Integral fridge freezer. Inset spot lights. Wood flooring. TV point. Two radiators.

### BEDROOM.1.

14'0" x 10'6" (4.28 x 3.21)

This is a very spacious double bedroom comprising double glazed window to the rear elevation. Single radiator.

## ENSUITE SHOWER ROOM

7'6" into recess x 2'5" (2.31 into recess x 0.76)

Comprising shower cubicle. Low level w.c. Wash hand basin. Part tiled walls. Tiled floors. Extractor fan.

## BEDROOM.2.

10'4" x 10'1" (3.17 x 3.08)

Another fabulous double bedroom comprising double glazed window to the rear elevation. Single radiator.

## HOUSE BATHROOM

6'4" x 5'3" (1.95 x 1.62)

Comprising bath with thermostatic shower over. Low level w.c. Wash hand basin. Fully tiled walls and floors. Radiator. Shaver socket. Extractor fan.

## OUTSIDE

### COMMUNAL PARKING

Accessed via two security barriers with a fob, leading to allocated private parking for residents only.

### ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

### PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

## LEASHOLD CHARGES

Please note that there is a service charge of £1000 per annum which covers the following :

- Electricity for lighting car park
- Electricity for common areas
- Servicing of barriers
- Repairs to common lighting for stair cases and emergency lighting
- Exterior painting
- Interior painting
- Exterior gardening
- Buildings insurance
- Preparation of accounts
- Repairs to smoke alarms and annual service / safety checks
- The ground rent is £200 per annum. There is 982 years left on the lease.



## Road Map



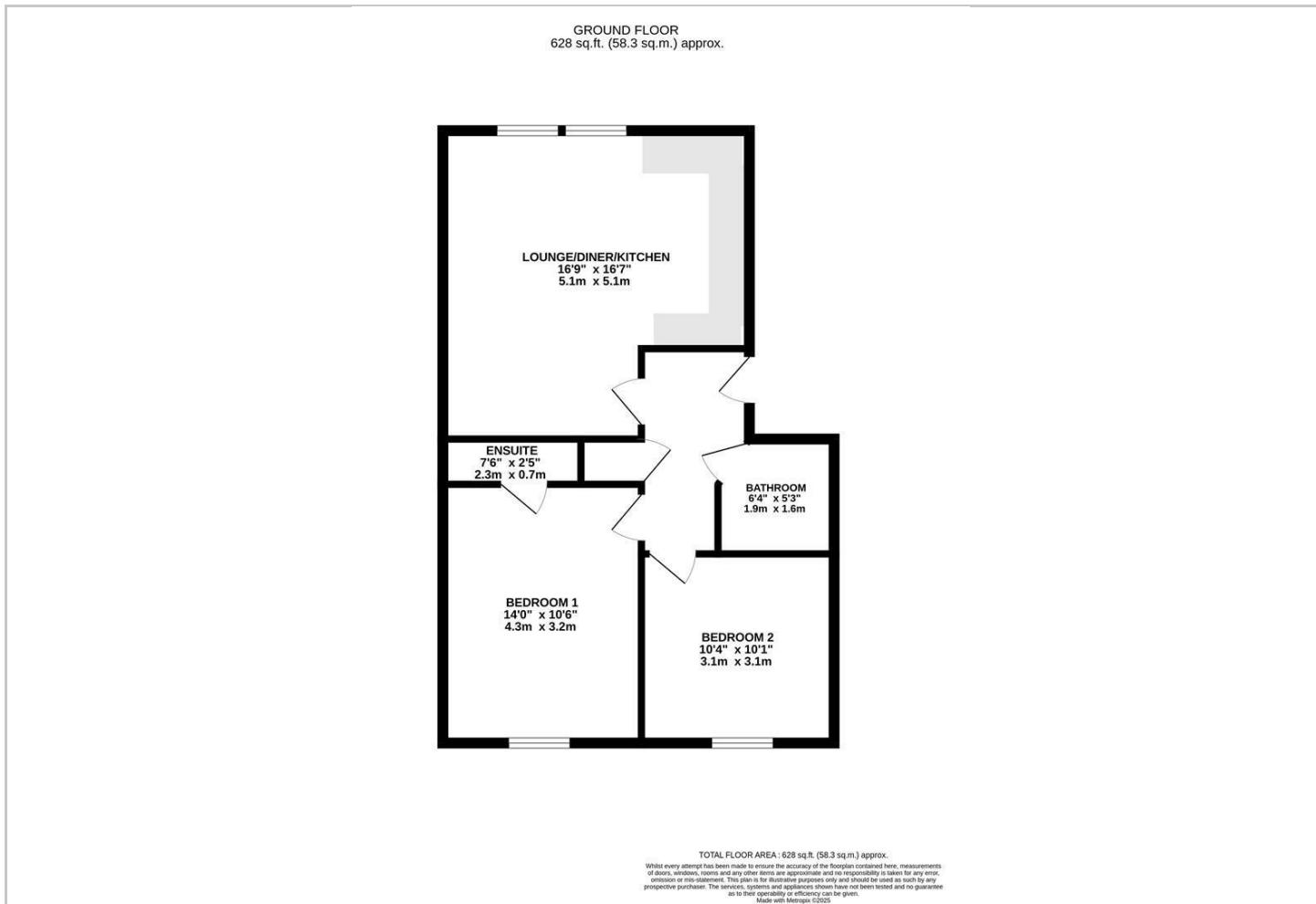
## Hybrid Map



## Terrain Map



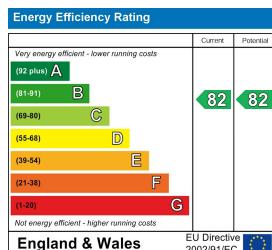
## Floor Plan



## Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.