

# Ornella's Estates

PROUDLY INDEPENDENT



4 Ghyll Royd Court  
Guiseley, Leeds, LS20 9BP

Offers over £110,000



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## INTRODUCTION

SET WITHIN SOME LOVELY COUNTRY WALKS AND EASY WALKING DISTANCE OF GUISELEY TOWN CENTRE, ALL LOCAL AMENITIES, TRANSPORT LINKS AND GUISELEY TRAIN STATION, WE ARE DELIGHTED TO OFFER FOR SALE THIS LOVELY FIRST FLOOR FLAT. BENEFITING FROM A CHAIN FREE WITH AMPLE STORAGE SPACE, COMMUNAL PARKING AND GARDENS, THIS MUCH LOVED PROPERTY IS PERFECT FOR FIRST TIME BUYERS, INVESTORS OR ANYONE WHO JUST NEEDS TO DOWNSIZE. Enter via security intercom, communal hallway with stairs to first floor, private entrance hallway, lounge, fitted kitchen and house shower room. **EARLY VIEWING IS STRONGLY RECOMMENDED. DO NOT MISS OUT. CALL NOW ON 01943 661506 TO ARRANGE A VIEWING-LEASEHOLD**

## GUISELEY

GUISELEY HAS A LOT TO OFFER AND IS A VERY DESIRABLE AREA TO LIVE. WITH AN ABUNDANCE OF SHOPS, RESTAURANTS, AND PUBLIC HOUSES ALONG WITH MORRISONS SUPERMARKET THE CHOICE IS YOURS. THERE ARE FABULOUS SCHOOLS IN THE AREA AND TRANSPORT LINKS. GUISELEY TRAIN STATION HAS TRAINS TO LEEDS AND ILKLEY, THE A65 RUNS DIRECTLY INTO LEEDS, WITH MENSTON BEING ON THE DOOR STEP.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 9BP

## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Accessed via a security intercom, stairs to first floor.

### PRIVATE ENTRANCE HALLWAY

With ample storage cupboards. Laminate flooring. Glass panelled door to:

### FAMILY LOUNGE

16'9" x 10'6" (5.11m x 3.22m)

This is a lovely light and airy family lounge. Comprising Upvc double glazed window to the front elevation. Double radiator. Electric feature fireplace. Coving to ceiling. TV point. Laminate flooring. Intercom. Doors to:

### FITTED KITCHEN

10'2" x 5'10" (3.12m x 1.80m)

A lovely compact kitchen comprising a wide range of wall and base units with laminate worktops over. Contemporary sink one and a half bowl single drainer. Worcester Boiler. Points for washing machine and fridge freezer. Integral electric cooker and hob with stainless steel extractor fan over. Tiled splash backs. Upvc double glazed window to the front elevation.

### BEDROOM.1.

9'11" fitted wardrobes x 9'5" (3.04 fitted wardrobes x 2.88m)

Another light and airy room comprising Upvc double glazed windows to the rear elevation. Single radiator. Fitted sliding wardrobes.

### HOUSE SHOWER ROOM

5'1" x 6'2" into recess (1.57m x 1.89m into recess)

Comprising Upvc double glazed window to the rear elevation. Shower cubicle. Low level w.c. Wash

hand basin. Radiator. Fully tiled walls and floors. Extractor fan.

## OUTSIDE

### COMMUNAL PARKING AND GARDENS

To the outside there are communal gardens and parking.

### 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.

### 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.

### PROPERTY OMBUDSMAN

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

### 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.

### Leasehold

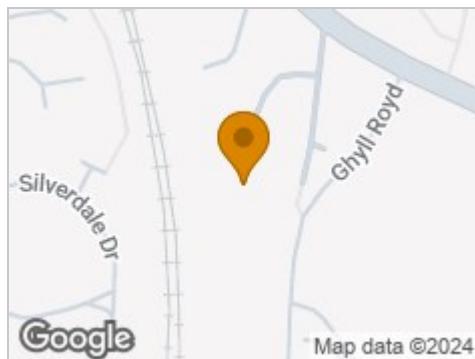
Please be aware that this is a leasehold property and is subject to service charges and ground rent. There are 968 Years remaining on the lease. The service charge and ground rent is £60.00 pcm.

### PETS

Please note that no pets are allowed without prior consent from the Management Company.



## Road Map



## Hybrid Map

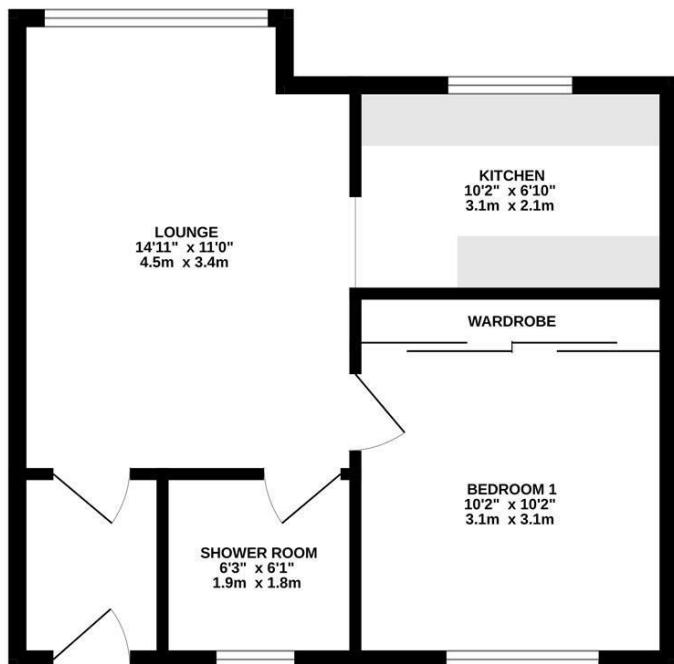


## Terrain Map



## Floor Plan

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.

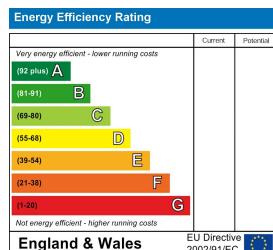
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The developer and agent accept no responsibility for any inaccuracies or omissions and no guarantee as to their operability or efficiency can be given.

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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.