

# Ornella's Estates

PROUDLY INDEPENDENT



44 Ings Lane

Guiseley, Leeds, LS20 8DA

Price £339,950





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### INTRODUCTION

Family Home in the Heart of Guiseley!

Nestled on the highly sought-after Ings Lane, this beautifully presented semi-detached home offers the perfect blend of charm, comfort, and convenience. Ideally located within walking distance of Guiseley Train Station, excellent local schools, and a wealth of amenities, this property is an absolute must-see!

The welcoming entrance hallway leads to a spacious family lounge, where a wood-burning stove creates a warm and cozy atmosphere – perfect for relaxing evenings. The lovely dining kitchen is designed for both everyday living and entertaining, offering ample space and a seamless flow to the rear garden.

Upstairs, you'll find three bedrooms, plus a modern house bathroom. But the real hidden gem? A fabulous, versatile attic room – ideal as a home office, playroom, or additional guest space.

Outside, the property continues to impress with a private driveway leading to a garage, neatly maintained front gardens, and a generous enclosed rear garden – a perfect oasis for outdoor dining, play, or simply unwinding while enjoying the breathtaking views.

With stunning surroundings, a prime location, and impeccable interiors, this home is the one you've been waiting for. Don't miss out – book your viewing today!

### WHAT OUR VENDORS SAY

#### LOCATION

Guiseley is a charming and well-connected town that beautifully balances modern convenience with a welcoming community feel. The bustling town centre offers a mix of independent shops, well-known retailers, cosy cafés, and excellent restaurants, making it a vibrant hub for both residents and visitors. Families are drawn to the area for its highly regarded schools, including Guiseley School and St. Oswald's C of E Primary, which have strong reputations for academic excellence and a nurturing environment. Commuters benefit from fantastic transport links, with Guiseley railway station providing direct trains to Leeds and Ilkley, while nearby road connections, including the A65, offer easy access to surrounding areas. For those who love the outdoors, Guiseley is perfectly positioned for scenic country walks, with beautiful routes leading through Esholt Woods, Nunroyd Park, and the rolling landscapes of the Wharfe Valley, providing a peaceful escape into nature.

### HOW TO FIND THE PROPERTY

SAT NAV LS20 8DA

#### APPROACH

Ings Lane is a picturesque street with all kinds of different houses and also has a semi rural feel.

#### ENTRANCE HALLWAY

Comprising Upvc double glazed door to the front elevation. Stairs to first floor. Radiator. Tiled flooring. Door to:

#### FAMILY LOUNGE

13'11" x 11'10" (4.25 x 3.63 )

This is such a lovely room. Great for relaxing and those cosy nights in. Comprising Upvc double glazed window to the front elevation. Double radiator. Wood flooring. Multi burning stove with exposed brick wall. TV point. Door to:

#### FITTED DINING KITCHEN

16'11" x 9'11" (5.17 x 3.03)

Offering an abundance of natural light and comprising Upvc double glazed window to the rear elevation. Upvc double glazed door to the rear elevation leading into the garden. Double radiator. Cast iron feature fireplace. Tiled flooring. A wide range of fitted wall and base units providing ample storage with laminate worktops over. Porcelain sink one and a half bowl single drainer. Points for cooker and washing machine.

#### FIRST FLOOR

##### LANDING AREA

Comprising Upvc double glazed window to the side elevation. Stairs to 2nd floor.

##### BEDROOM.1.

11'10" x 10'9" into recess (3.63 x 3.29 into recess)

A great double bedroom comprising Upvc double glazed window to the front elevation boasting lovely views. Cast iron feature fireplace with exposed brickwork. Radiator.

##### BEDROOM.2.

10'7" x 7'5" (3.24 x 2.28)

Comprising Upvc double glazed window to the rear elevation. Single radiator.

##### BEDROOM.3.

7'11" x 5'8" fitted cupboards (2.42 x 1.75 fitted cupboards)

Comprising Upvc double glazed windows to the front elevation boasting lovely views. Fitted cupboard. Radiator.

Tel: 01943 661506

## HOUSE BATHROOM

7'3" x 5'7" (2.21 x 1.72)

Comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Tiled flooring. Part tiled walls. Inset spot lights. Radiator.

## 2ND FLOOR

### VERSATILE ATTIC ROOM

14'8" into eaves x 11'10" into eaves (4.48 into eaves x 3.61 into eaves)

This is a great room when the unexpected guests arrive to stay or a great playroom and or office. For whatever is needed. Comprising Velux windows allowing ample natural light. Beams. Two radiators.

## OUTSIDE

### DRIVEWAY AND GARAGE

There is a driveway providing off street parking leading to a larger than average detached garage with up and over door, power and light.

### FRONT AND REAR GARDENS

To the front of the property there is an easy maintained garden. To the rear of the property there is a enclosed garden, mainly paved for ease of maintenance, perfect for those family parties and barbecues.

### 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.



Road Map



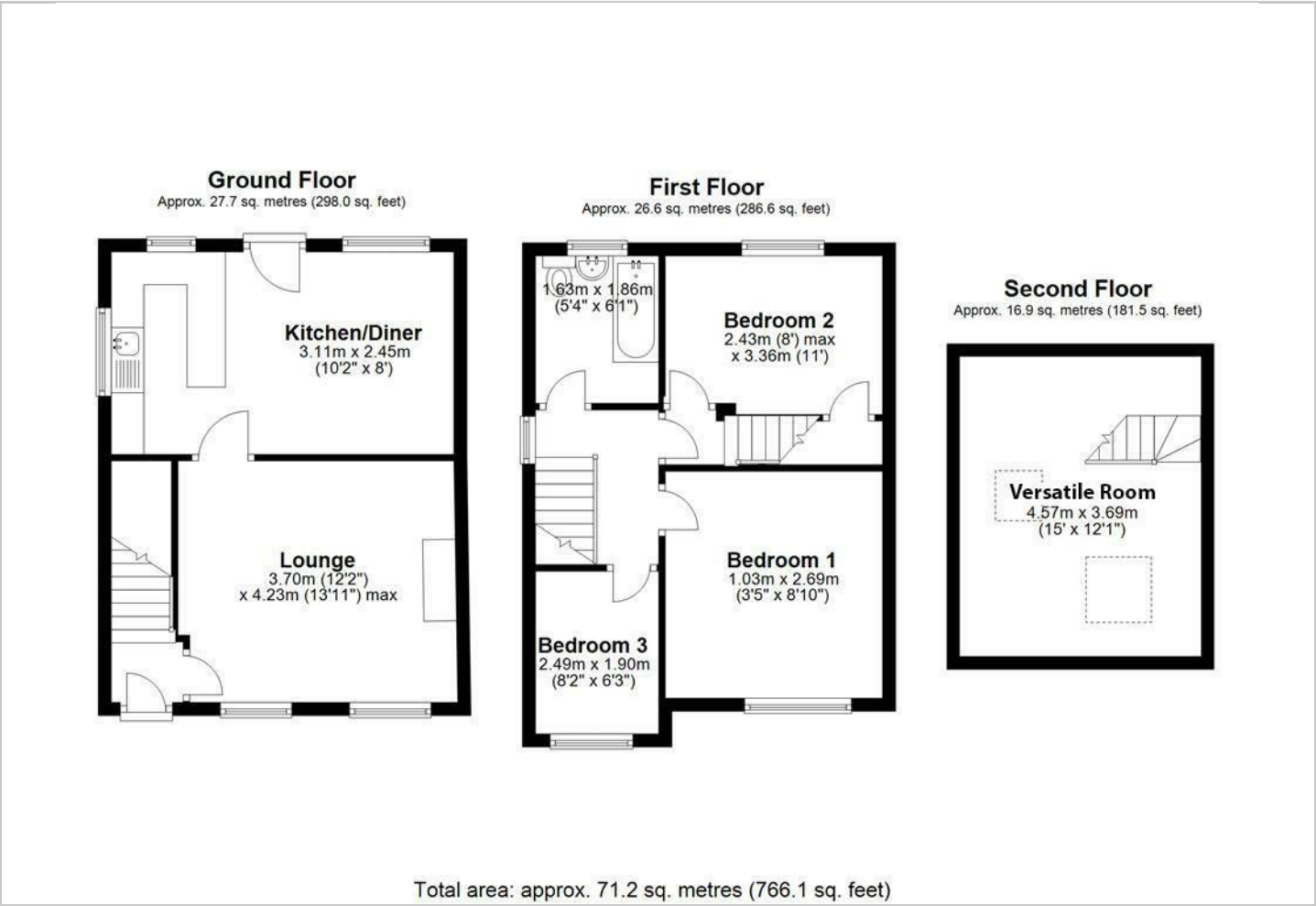
Hybrid Map



Terrain Map



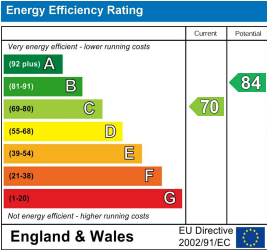
Floor Plan



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



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