

HUNTERS[®]

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The Oval

Guiseley, LS20 8JZ

£2,950 Per Calendar Month



A rare and exciting opportunity to rent a substantial four bedroom detached home on a highly sought after residential street. The property is presented to a high standard throughout, retaining character features, with high quality blinds and curtains to all rooms. To the ground floor the property briefly comprises, entrance hall, open plan kitchen/breakfast room with french doors leading to the enclosed rear garden, dining room, reception room, living room, w/c, a utility room leading to the integral garage. To the first floor, there are four bedrooms, two with en suite bathrooms and a family bathroom. To the outside of the property there is a driveway for multiple cars, gardens to front and rear and a garage. Viewing is highly recommended to appreciate the accommodation available. EPC rating C.

Located in the well established Tranmere Park, a sought after residential area of Guiseley.

Guiseley benefits from a great number and range of local amenities including high street retail shops, supermarkets, traditional pubs and restaurants. The town is well positioned for commuters, having good road and rail links to the commercial centres of Leeds and Bradford and close to Leeds Bradford Airport.



ACCOMMODATION

The property benefits from having been fully renovated, having central heating and double glazing throughout. Solid oak front entrance door with stained glass leads to:

ENTRANCE HALL 8'0" x 4'10" (2.45 x 1.48)
A welcoming entrance, carpeted.

HALLWAY 8'4" x 7'10" (2.55 x 2.39)
Giving access to the stairs, living room, kitchen/breakfast room and w/c.

W/C
Window to side, cushion vinyl, low flush w/c, wall hung wash basin, wall mounted boiler providing domestic hot water and heating

KITCHEN BREAKFAST ROOM 27'4" x 12'3" (8.32 x 3.74)
Splay bay window to side aspect, a range of wall and base shaker style units with complementary work surfaces, matching island unit with breakfast bar additional cupboards and power sockets. Tiled splashbacks with 1.5 bowl ceramic sink with drainer, chrome mixer tap. Integrated appliances include, induction hob with stainless steel and glass extractor with lights over, dishwasher, fridge/freezer, Zanussi electric oven and microwave, two radiators, inset ceiling spotlights. Side entrance door, vaulted ceiling with sky lights offering natural light and area for the dining table perhaps. French doors lead to rear garden.

UTILITY ROOM 9'3" x 8'8" (2.82 x 2.63)
Window to rear aspect, a range of wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled flooring, inset ceiling spotlights.

DINING ROOM 15'3" x 13'9" (4.65 x 4.19)
Double glass doors lead from the kitchen, Splay bay window to rear aspect, radiator, double doors lead to:-

LIVING ROOM 15'11" x 13'0" (4.85 x 3.96)
Bay window to front aspect, log and ember 5Kw gas fire, with limestone mantel and polished black granite hearth, radiator, wall lights.

RECEPTION ROOM 20'7" x 10'11" (6.28 x 3.32)
Triple aspect to rear, side and front aspects, french doors to rear aspect, radiator, wall lights.

INTEGRAL GARAGE 18'1" x 20'9" (5.50 x 6.32)
With lighting and power, door leads to rear garage.

Stairs leading to first floor:-

LANDING 11'1" x 6'6" (3.38 x 1.98)
Feature stained glass windows to front aspect, store cupboard, access to loft.

MASTER BEDROOM 18'5" x 10'10" (5.61 x 3.31)
Two windows and velux window, radiator

EN SUITE
Fully tiled, low flush w/c, wall hung wash basin, shower cubicle with rain effect shower, chrome ladder style towel radiator, cushion vinyl flooring, inset ceiling spotlights and shaver points.

BEDROOM 12'8" x 12'4" (3.85 x 3.76)
Window to rear aspect, radiator.

BEDROOM 13'0" x 12'11" (3.97 x 3.93)
Window to front aspect, radiator.

EN SUITE
Fully tiled, low flush w/c, wall hung wash basin, shower cubicle with rain effect shower, chrome ladder style towel radiator, cushion vinyl flooring, inset ceiling spotlights and shaver points.

BEDROOM 9'3" x 10'10" (2.82 x 3.30)
Window to rear, radiator.

HOUSE BATHROOM 6'11" x 8'5" (2.11 x 2.57)
Window to side aspect, half tiled with white suite comprising, low flush w/c, pedestal basin, panelled bath with shower screen, mixer tap and mains shower over, heated towel radiator, inset ceiling spotlights, extractor and cushion vinyl flooring.

OUTSIDE
Driveway for multiple cars, access to the garage and side entrance. To the front side and rear the property is laid to lawn and has a rear patio area for the al fresco lifestyle.

AGENTS NOTES
Ideal for the home/office. Eight rooms are fitted with satellite TV and broadband internet sockets. A multiswitch is fitted that would allow a number of Sky boxes to be operated simultaneously (ISP and TV accounts required). A full house intruder alarm is also fitted.

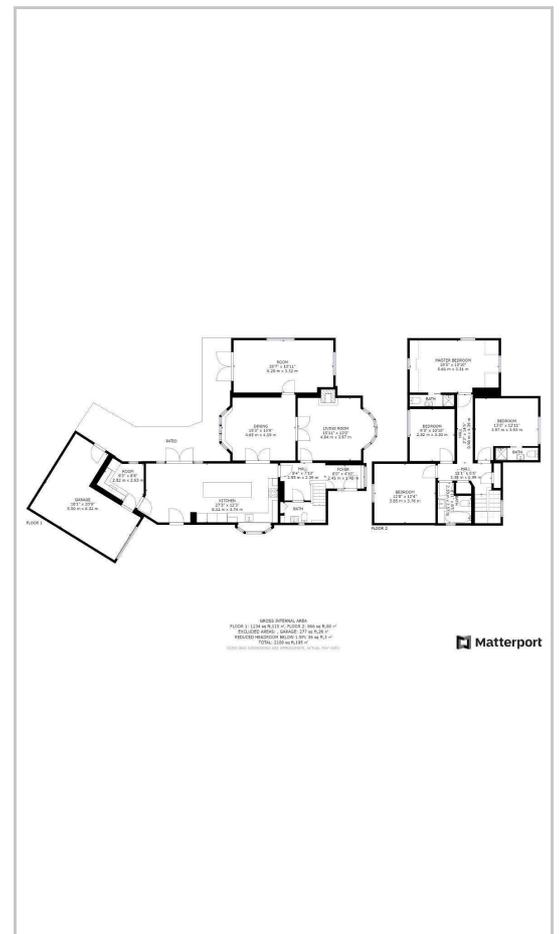
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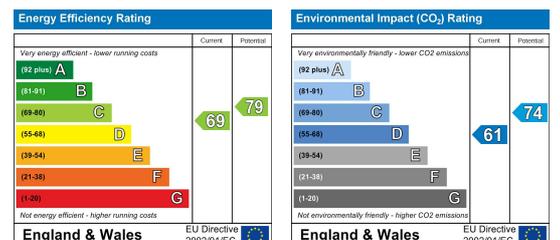
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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