

HUNTERS[®]

HERE TO GET *you* THERE



Westgate

Guiseley, Leeds, LS20 8HH

Asking Price £895,000



Council Tax: G



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ENTRANCE VESTIBULE

Double glazed entrance door and double glazed windows to the side, Terracotta tiled flooring.

ENTRANCE HALL

Glass panelled door from the entrance vestibule, two double glazed entrance doors, staircase with spindle banister to the first floor, understairs cupboard, oak flooring.

CLOAKROOM

Double glazed window to the rear, wash-hand basin, low level WC, coving to the ceiling, radiator.

SITTING ROOM

Double glazed bay window to the front, coving to the ceiling, oak flooring, radiator.

LOUNGE

Double glazed french doors to the rear garden, coving to the ceiling, wall light points, stone fireplace with electric fire, television point, split level with the dining room.

DINING ROOM

Double glazed windows to the front and side, radiator, split level with the lounge.

STUDY/PLAYROOM

Coving to the ceiling, glass panelled door from the hall.

DINING KITCHEN

Cream gloss fitted wall & base units with worktops and one & half bowl sink and drainer, built-in electric cooker and 5 ring gas hob with extractor hood above, integrated fridge and dishwasher, inset ceiling spotlights, radiator, space for dining table & chairs, double glazed window to the rear.

UTILITY ROOM

Wall & base units with worktops, space for washing machine with stainless steel splashback, space for American style fridge freezer, radiator, double glazed window to the rear.

FIRST FLOOR LANDING

Doors to the master bedroom & bedrooms 2, 3, 4 & 5, the bathroom and the WC, access to the loft rooms.

MASTER BEDROOM

Double glazed window to the front, fitted wardrobes, radiator, double glazed french doors to the Juliet style balcony.

ENSUITE

Walk-in shower with chrome rain shower head, vanity unit wash-hand basin, low level WC, chrome ladder towel radiator, tiled walls and floor, double glazed window to the rear.

BEDROOM TWO

Double glazed window to the rear, fitted wardrobes, coving to the ceiling and wall light points, radiator.

ENSUITE .

White suite comprising wash-hand basin, low level WC, step-in shower cubicle, tiled walls, extractor fan.

BEDROOM THREE

Double glazed window to the front, fitted wardrobes, wood effect laminate flooring, radiator,

WASHROOM

Wash-hand basin, low level WC, coving to the ceiling, wood effect laminate flooring, radiator, extractor fan.

BEDROOM FOUR

Double glazed window to the front, fitted wardrobes, coving to the ceiling, radiator.

BEDROOM FIVE

Double glazed window to the side, fitted wardrobes, radiator.

BATHROOM

Suite comprising panelled bath, vanity unit wash-hand basin, low level WC, tiled walls, radiator, double glazed window to the rear.

SEPARATE WC

Wash-hand basin, low level WC, radiator.

LOFT ROOMS

Access via pull-down ladder, there are two rooms each with a double glazed window to the rear and eaves storage space.

EXTERNALLY

EXTERNALLY

FRONT GARDEN

There is a lawned areas to the front with a driveway leading to the garage and an extensive parking area for several cars.

REAR GARDEN

Mainly lawned planted with flower, treet & shrubs, Indian stone patio spanning the rear of the property, hedge boundaries.

TANDEM GARAGE

Electric up & over door with light & power points.

Additional Info

Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

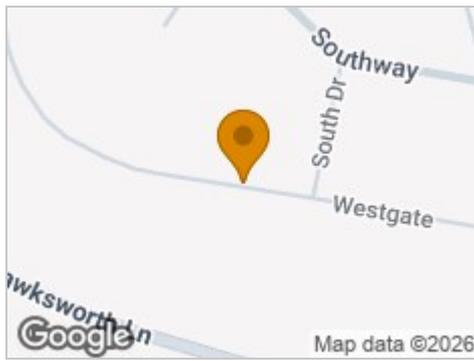
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.



Road Map



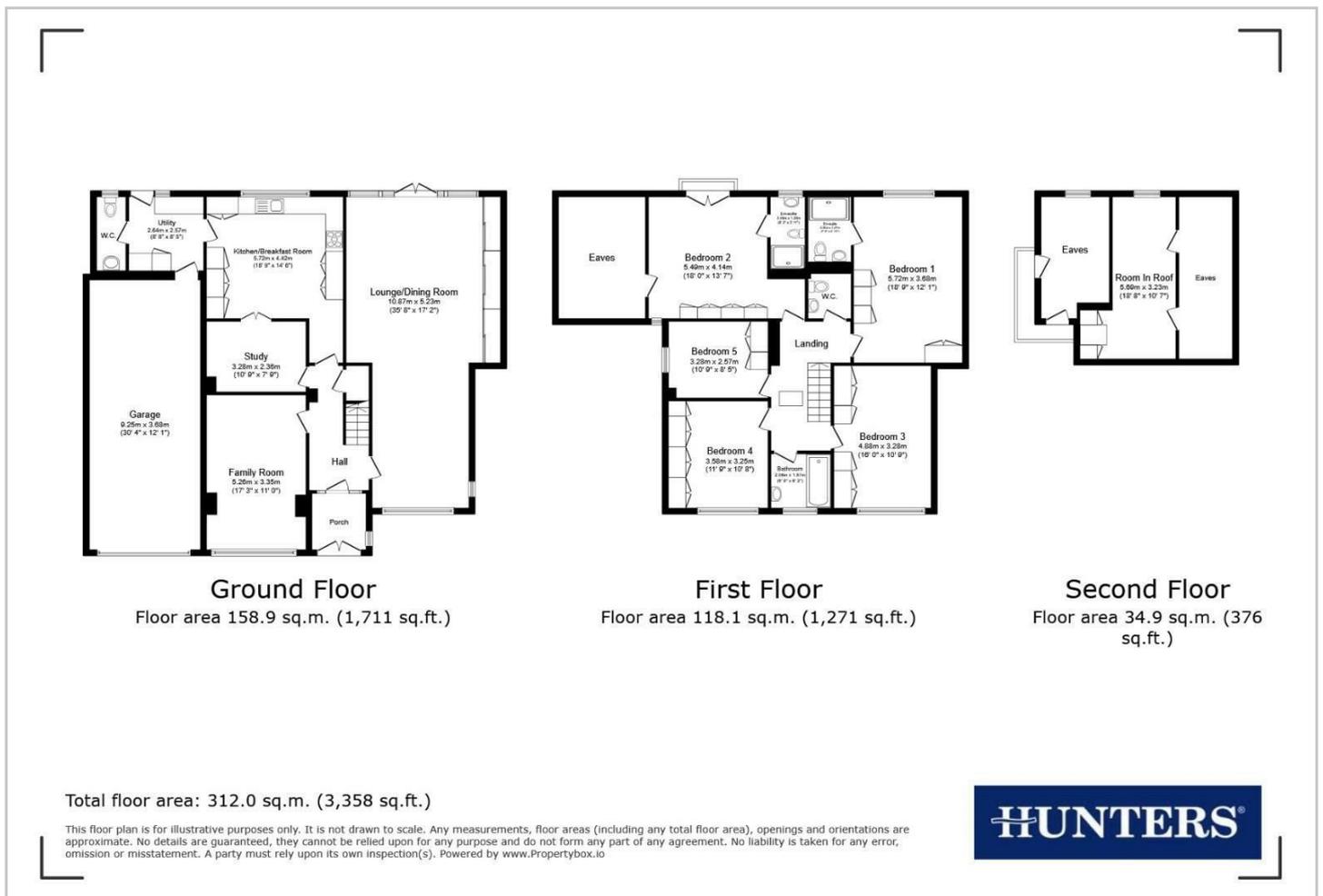
Hybrid Map



Terrain Map



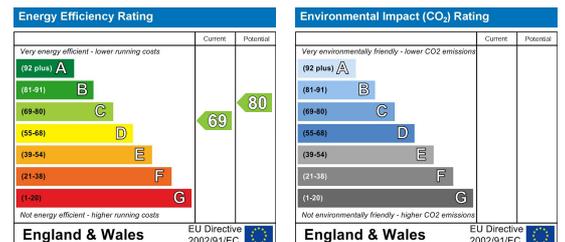
Floor Plan



Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

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.