



Ings Lane, Guiseley Leeds LS20 8DA

welcome to

Ings Lane, Guiseley Leeds

Attractive three-bedroom semi-detached family home offering spacious accommodation, including a fabulous converted attic room. Benefiting from low-maintenance front and rear gardens, off-street parking, a detached garage, and a convenient location close to local amenities and train station.



Guiseley

Guiseley is a thriving small town approx. 9 miles from Leeds City Centre. Guiseley has a wide range of amenities, shops, bars, restaurants, supermarkets and two retail parks. There is a regular bus service, and Guiseley Train Station services Leeds, Bradford and surrounding areas, ideal for commuters. Guiseley Theatre built in the 1860's hosts numerous shows and concerts throughout the year. For the more active person, Aireborough Leisure Centre has a full calendar of sports activities, classes, gym, swimming pool and much more, a real asset to the town.

Hallway

With stairs leading to the first floor.

Living Room

The living room offers a good amount of space for both relaxing and entertaining. A striking exposed brick fireplace forms an attractive focal point, complete with a cosy log-burning stove that adds warmth and character.

Kitchen/Diner

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer with a decorative tiled splashback and there are spaces for all appliances.

Bedroom One

A double bedroom with space for free standing furniture and an exposed brick fireplace with cast iron fire adds real character to the room.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with storage above the bulkhead.

Bathroom

Part tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Attic Room

The converted loft provides a superb additional living space, offering generous proportions and a wealth of character. Featuring attractive exposed beams and skylight windows, the room is filled with natural light while retaining a warm and inviting atmosphere. Cleverly designed under-eaves storage maximises practicality, making this a versatile space ideal as a bedroom, home office, hobby room or snug.

Outside

To the front, the property features a low-maintenance pebbled garden and a driveway to the side providing convenient off-street parking. The enclosed rear garden is equally easy to maintain, offering a paved patio area ideal for outdoor seating, with an attractive decked area beyond creating additional space for relaxing and entertaining.



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Ings Lane, Guiseley Leeds

- **OPEN DAY 31ST JULY - PHONE TO BOOK A SLOT**
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- FABULOUS ATTIC ROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- OFF STREET PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106547 - 0004

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