

# Ornella's Estates

PROUDLY INDEPENDENT



38 Fieldhead Drive

Guiseley, Leeds, LS20 8DZ

Offers over £310,000



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## INTRODUCTION

A Rare Opportunity on the Ever Sought-After Fieldhead Drive, Guiseley - Chain Free.

It is a true rarity for a home to become available on Fieldhead Drive — a location where families settle, grow and stay for decades. This beautiful and much-loved home has been cherished for almost 48 wonderful years, filled with laughter, milestones and treasured family memories. It is now ready for its next chapter.

Perfectly positioned in one of Guiseley's most desirable residential areas, the setting is simply superb. Families will appreciate being within comfortable walking distance of highly regarded local schools including Tranmere Park Primary School, Tranfield Preschool, St Mary's Catholic School, and Guiseley School. Excellent nurseries, local restaurants, supermarkets and amenities are all close by, along with the fantastic transport links of Guiseley Railway Station and Menston Railway Station, making commuting effortless.

The home itself offers light-filled and well-proportioned accommodation throughout. A welcoming entrance hallway leads into a spacious family lounge — the perfect place to unwind — alongside a separate dining room ideal for gatherings and celebrations. The fitted kitchen overlooks the garden, creating a lovely connection between indoor and outdoor living.

To the first floor are three bedrooms and a house bathroom, providing comfortable and practical family accommodation.

Externally, the property continues to impress. A driveway to the front provides off-street parking and leads to a detached garage. The gardens are truly special, beautifully maintained to the front and a private, enclosed south-facing garden to the rear. A paved patio seating area offers the perfect setting for summer barbecues and family get-togethers, flowing onto a generous lawn framed by colorful flowers and established shrubbery.

This is more than just a house — it is a home that has been deeply loved and cared for over nearly five decades. Opportunities like this on Fieldhead Drive are few and far between.

An ideal family home in a truly outstanding location. Early viewing is essential — do not miss your chance to make this wonderful home your own.

## WHAT OUR VENDORS SAY

## LOCATION

Fieldhead Drive enjoys an enviable position within the heart of Guiseley, offering the perfect blend of peaceful residential living and exceptional convenience. Families are superbly catered for with well-regarded schools including Tranmere Park Primary School, Guiseley School, St Mary's Catholic School, and nearby Benton Park School, along with excellent early years provision such as Tranfield Preschool, Sunbeams Day Nursery and Little Buttons Nursery. Everyday amenities are right on your doorstep with supermarkets including Morrisons, Aldi, Marks & Spencer and Tesco, while a fantastic selection of cafés, pubs and restaurants such as The Station, Ciao Bella and Mill Kitchen create a vibrant local scene. For commuters, both Guiseley Railway Station and Menston Railway Station provide excellent links to Leeds, Bradford and beyond. Surrounded by beautiful countryside, residents can enjoy scenic walks across Otley Chevin, through Nunroyd Park and along the stunning open landscapes between Guiseley and Menston — making Fieldhead Drive a truly outstanding place to call home.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 8DZ

## APPROACH

This is a lovely street. As you drive past and follow the road round, you cannot help but notice how lovely and different the houses area. Offering great kerb appeal and comprising:

## LIGHT AND AIRY SPACIOUS ENTRANCE HALL

12'2" x 5'9" (3.711 x 1.759)

As you enter this lovely home you immediately see how light and airy it is. Comprising Upvc double glazed door and window to the front elevation. Coving to ceiling. Stairs to first floor. Understairs storage cupboard.

## FAMILY LOUNGE

12'6" x 9'11" (3.833 x 3.025)

Offering an abundance of natural light, this lovely family lounge comprises Upvc double glazed window to the front elevation. Living flame gas fire with brick surround. Double radiator. Coving to ceiling. TV point. Arch to:

## FAMILY DINING ROOM

10'5" x 8'6" (3.179 x 2.605)

Great for entertaining family and friends. Comprising double glazed door and floor to ceiling windows to the rear elevation overlooking the beautifully enclosed garden. Double radiator.

## FITTED KITCHEN

10'0" max x 7'0" (3.051 max x 2.144)

Comprising Upvc double glazed door to the rear elevation. Upvc double glazed windows to the side and rear elevations, again allowing ample

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natural light. A wide range of wall and base units with laminate worktops over. Breakfast bar. Points for fridge freezer, washing machine and dishwasher. Integral electric cooker with gas hob and extractor fan over. Stainless steel sink. Part tiled walls.

#### REAR PORCH

Comprising Upvc double glazed door and window to the rear elevation.

#### FIRST FLOOR

##### LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft. Coving to ceiling. Doors leading to:

##### BEDROOM.1.

12'7" x 7'9" fitted wardrobes (3.842 x 2.374 fitted wardrobes)

This is a lovely double bedroom comprising Upvc double glazed windows to the front elevation with long distant views over playing fields. Fitted wardrobes. Single radiator.

##### BEDROOM.2.

10'10" max x 9'11" (3.304 max x 3.036)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation. Fitted wardrobe and dressing table. Single radiator.

##### BEDROOM.3.

9'10" x 6'5" (3.012 x 1.968)

Comprising Upvc double glazed windows to the front elevation. Single radiator. Fitted cupboard.

##### HOUSE BATHROOM

6'9" x 6'0" (2.081 x 1.842)

Comprising Upvc double glazed window to the rear elevation. Bath with Mira shower over. Low level w.c. Wash hand basin. Part tiled walls. Radiator.

#### OUTSIDE

#### DRIVEWAY AND GARAGE PLUS AMPLE ON STREET PARKING

Externally, the property continues to impress. A driveway to the front provides off-street parking and leads to a detached garage. For when the visitors arrive there is ample on street parking.

#### GARDENS TO FRONT AND REAR

The gardens are truly special, beautifully maintained to the front and a private, enclosed south-facing garden to the rear. A paved patio seating area offers the perfect setting for summer barbecues and family get-togethers, flowing onto a generous lawn framed by colorful flowers and established shrubbery.

#### 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.

#### PROPERTY OMBUDSMAN

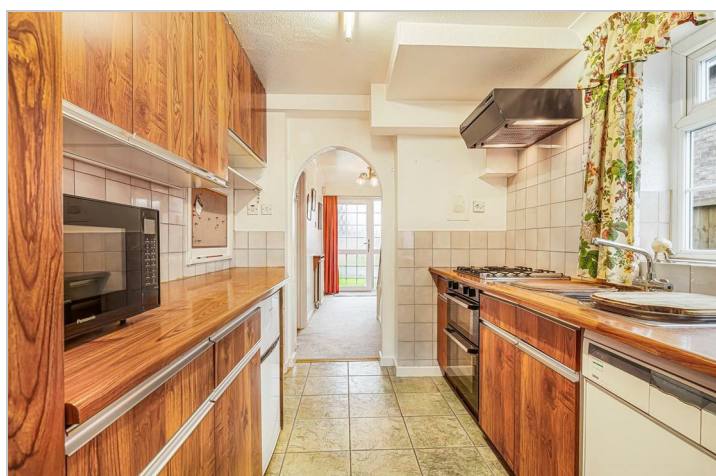
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

#### 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.

#### 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.



Road Map



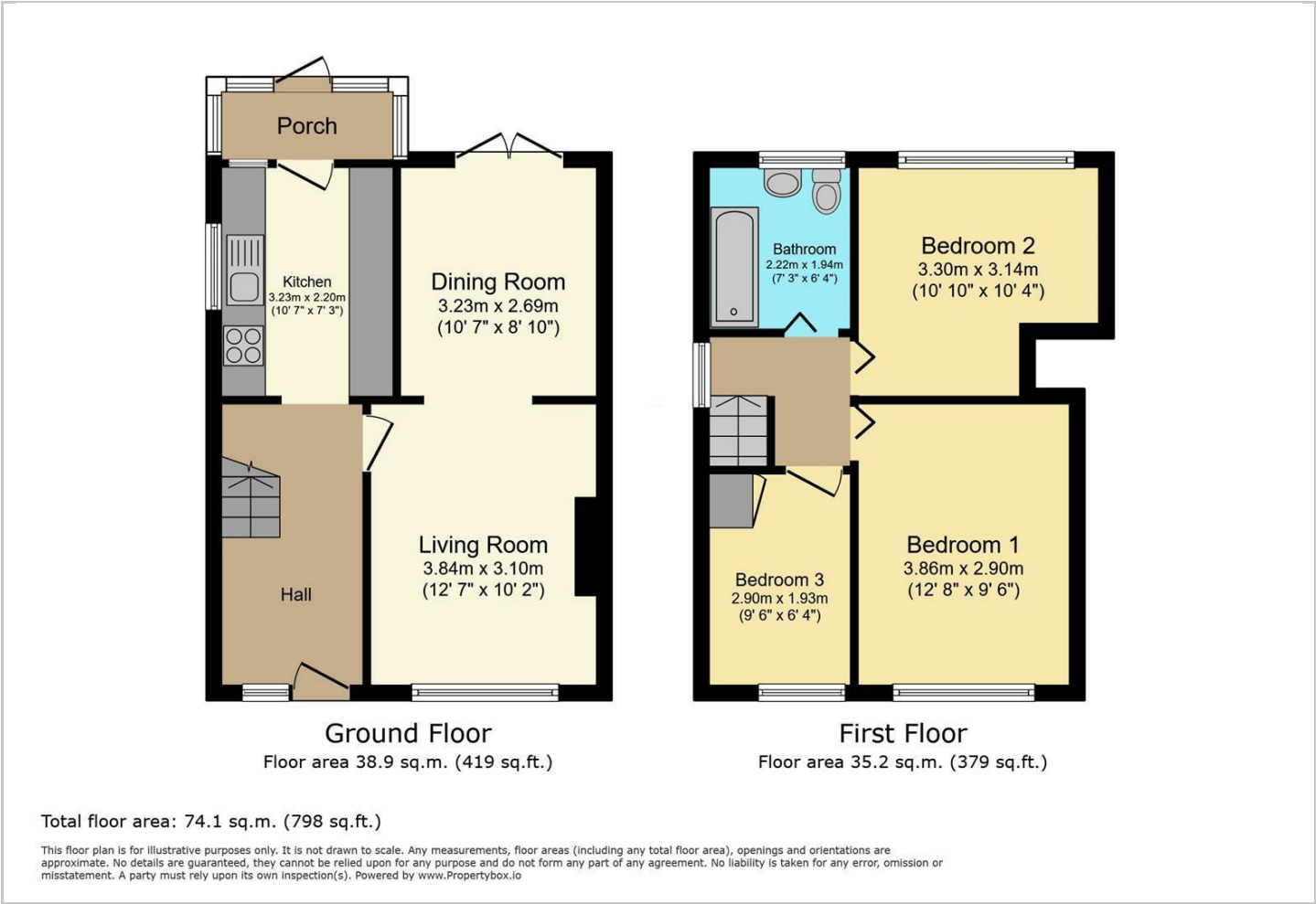
Hybrid Map



Terrain Map



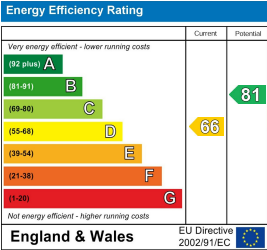
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.