

£259,950

St. Oswalds Terrace, Guiseley, LS20

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An EAST facing PERIOD TWO bed THROUGH TERRACED with ELECTRIC HEATING and MOSTLY DOUBLE GLAZED. The dwelling is LOCATED in the 'HEART' of OLD Guiseley in PROXIMITY to AMENITIES, the TRAIN STATION and ADJACENT St Oswalds church. A HIGHLY sought after and CONVENIENT LOCATION, with SCOPE for IMPROVEMENT.

Introducing St. Oswalds Terrace, Guiseley, LS20 9BD, a charming period two-bedroom through terraced property boasts an east-facing orientation, ensuring plenty of natural light throughout the day. With electric heating and mostly double glazed windows, this dwelling offers traditional comfort. Situated in the heart of old Guiseley, it enjoys close proximity to amenities, the train station, and the adjacent St. Oswalds church. This highly sought-after and convenient location provides ample scope for improvement, making it an ideal opportunity for those looking to create their dream home. This property has been a cherished, well-loved home and now presents an ideal canvas to create your own lasting memories.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property

GROUND FLOOR

LIVING ROOM 15' 5" x 12' 5" (4.7m x 3.8m) This charming room features an original style main entrance door and PVCu double glazed window facing East, allowing for plenty of natural light. The interior boasts coving on the ceiling, a Yorkshire stone effect fireplace with a living flame gas fire, and a contemporary storage heater. Additionally, there is a convenient built-in cupboard with shelving in the alcove, whilst the floor is finished with a comfortable carpet.

DINING ROOM 15' 1" x 12' 5" (4.6m x 3.8m) With an original style beam, high level shelving and an internal sash style window, complete with a comfortable window seat and storage below, this product offers both functionality and charm that adds a touch of character to the room. The Victorian style cast iron fireplace, adorned with beautiful inset tiles, houses a living flame gas fire, creating a warm and inviting atmosphere. The 'Louis' style surround and contemporary storage heater add a modern twist to the traditional design. Additionally, a built-in cupboard with shelving provides convenient storage space. With staircases leading to the basement/cellar and first floor. The carpet finished floor adds a comfortable feel to the space.

KITCHEN 7' 2" x 5' 10" (2.2m x 1.8m) With scope for opening up to the dining area the current kitchen has a PVCu double glazed window to the rear and traditional door to the side leading to the rear sunroom/porch. With a freestanding oven appliance the kitchen has a range of base and wall units with high level shelving. There is a single drainer sink unit to the work surface and a timber effect vinyl floor finish.



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PORCH/SUNROOM 5' 2" x 6' 6" (1.6m x 2m) With timber frame, glazing and door to the rear. There is power and a carpet floor finish.

FIRST FLOOR

LANDING With built in cupboard for storage and electric panel heater. The floor is finished with a carpet.

BEDROOM ONE 15' 8" x 10' 9" (4.8m x 3.3m) This charming bedroom overlooks the church through its PVCu double glazed window. It boasts ample storage space with a built-in wardrobe and additional fitted wardrobes featuring louvred doors. There is an electric panel heater and a carpet floor finish.

SHOWER ROOM 10' 2" x 6' 6" (3.1m x 2m) A contemporary bathroom, featuring a stunning combination of part tiled porcelain marble effect and mosaic effect dado finish. Designed for optimal ventilation, the bathroom includes a PVCu double glazed window to the rear and an extractor. For added convenience, there is a chrome effect towel rail and a three-piece shower suite in white. The shower suite comprises a spacious shallow tray shower cubicle with an electric shower, a low-level WC, and a vanity wash handbasin. To ensure comfort, the shower room is equipped with a tiled floor and provision for underfloor heating. This contemporary bathroom combines functionality and a modern finish.

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BEDROOM TWO 9' 6" x 7' 6" (2.9m x 2.3m (max)) This bedroom faces the rear with a PVCu double glazed window. It has a built in cylinder cupboard and a carpet floor finish.

FRONT GARDEN There is a Yorkshire stone boundary wall and gate with a manageable mature garden area encompassing trees and shrubs.

REAR AREA There is a rear vehicular access. We understand that the property owns the area immediately behind and shares ownership of the unadopted access in this respect.

PARKING Parking is on street with a permit system in force via the local authority.

ADDITIONAL INFORMATION

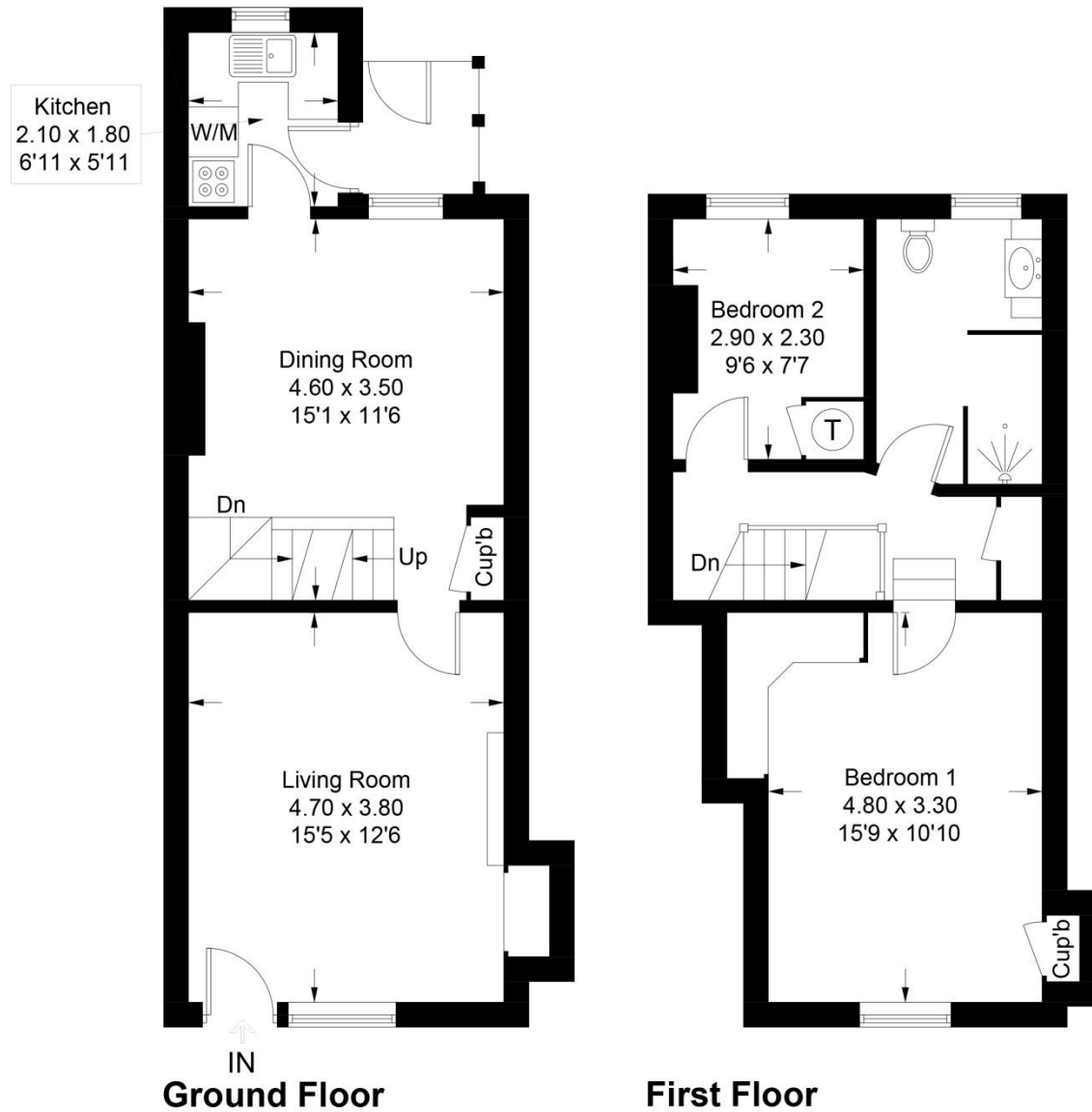
COUNCIL TAX Online enquiries confirm the council tax band as 'C' which is £1,740.78.

EPC The EPC rating is 'E'.

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Approximate Gross Internal Area = 78.7 sq m / 847 sq ft



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Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1049347)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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