

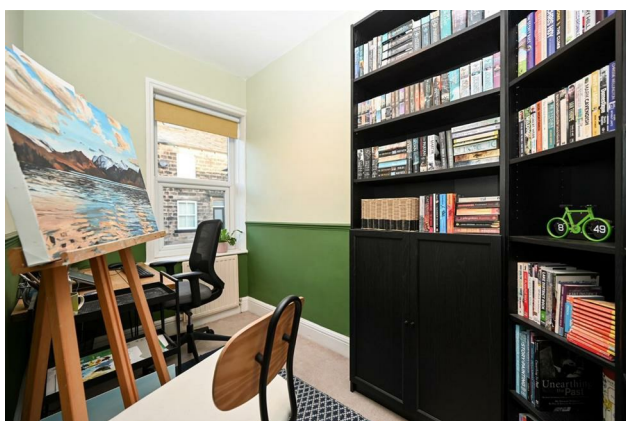
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8 Butts Terrace, Guiseley, Leeds, LS20 9AZ

Asking Price £230,000

Property Images



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FLOOR 1

FLOOR 2

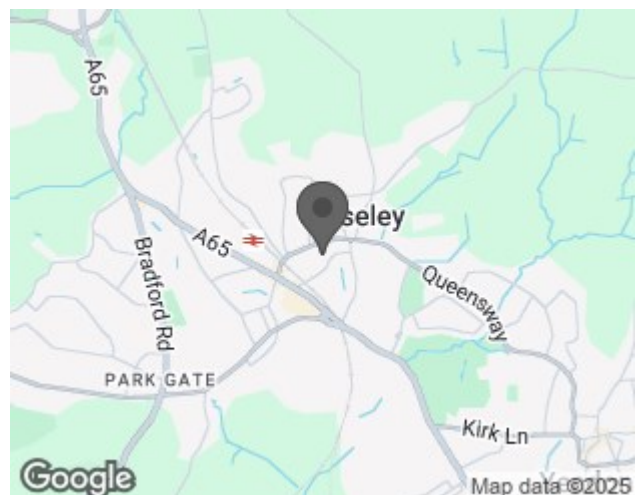
GROSS INTERNAL AREA
FLOOR 1: 37 m², FLOOR 2: 37 m²
TOTAL: 74 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This beautifully presented stone through-terraced home offers a rare opportunity to acquire a spacious and characterful property in the heart of Guiseley. Perfectly blending modern comforts with traditional charm, the property is an ideal choice for first-time buyers, couples, or small families.

Upon entering, you are welcomed by a well-appointed breakfast kitchen featuring a fitted gas range cooker, integrated fridge and freezer, dishwasher, and plumbing for a washing machine. The kitchen also provides access to a versatile basement, currently used for storage, which offers excellent potential for conversion (subject to necessary consents).

The living room is a bright and inviting space, boasting high ceilings, a feature fireplace, and a cosy log burner, making it the perfect place to relax and unwind.

Upstairs, the property offers two bedrooms: a generously sized double room and a comfortable single, ideal for use as a guest room, nursery, or home office. The spacious bathroom includes a shower over the bath and provides a modern yet practical space for daily living.

Externally, the property benefits from a charming paved garden to the front, ideal for enjoying a morning coffee or creating a welcoming entrance to this delightful home.

Situated in a highly sought-after central Guiseley location, the property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking convenience and charm in equal measure.

This is a fantastic opportunity to secure a wonderful home with scope for personalisation and future development. Early viewing is highly recommended.

Features

- CHARACTER STONE TERRACE • LOG BURING STOVE • DINING KITCHEN • GARDEN WITH SOUTHERLY ASPECT • HUNTERS 360 TOUR • USEFUL CELLAR • CLOSE TO STATION, SHOPS AND AMENITIES • PERIOD FEATURES THROUGHOUT