

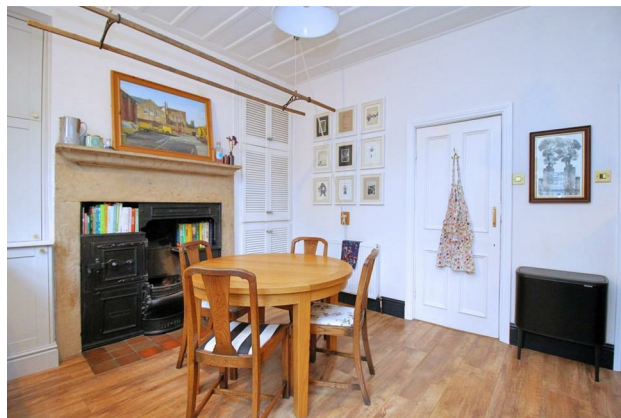
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15 Orchard Lane, Guiseley, Leeds, LS20 9HZ

Asking Price £220,000

Property Images



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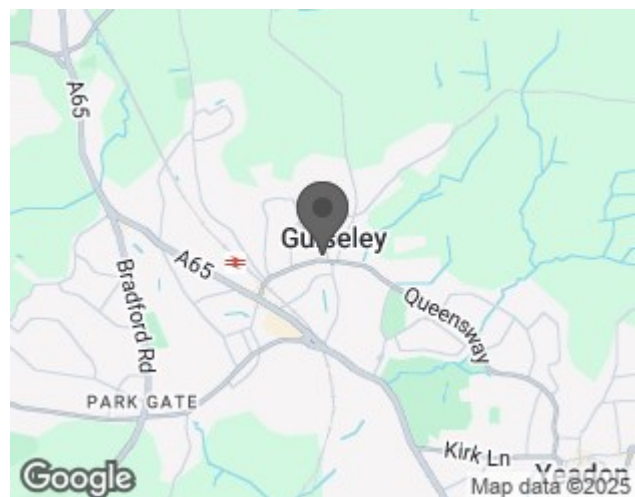


Total Area: 79.9 m² ... 860 ft²

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: 2 Tenure: Freehold

Summary

Brimming with charm and character, this beautifully restored property is ideal for first-time buyers or professional couples seeking a stylish yet homely space. Lovingly updated by the current owner, the home seamlessly blends period features with modern convenience.

The ground floor offers a welcoming lounge, complete with characterful features including fireplace that adds personality. To the rear, the spacious shaker style kitchen diner boasts an original cast iron range – a nod to the property's heritage – and also provides access to a useful basement, ideal for storage or future development potential.

Upstairs, via original stone staircase, you'll find two generous double bedrooms, including a master bedroom with walk in closet. A contemporary house bathroom completes the first floor, fitted to a high standard. The property benefits from full double glazing, gas central heating, and ample storage space throughout.

Situated in the heart of Guiseley, the home enjoys excellent access to a wealth of local amenities. These include well-regarded schools for all ages, a mix of independent shops and larger retailers such as Marks & Spencer Food Hall, Next, and Argos. The area also offers a variety of dining options, from cosy cafés to stylish wine bars, along with leisure facilities including Nuffield Health, Aireborough Sports Centre, and more. Parking is on street or free in neighbouring carpark.

For commuters, Guiseley railway station (approx 5 min walk from the property) provides direct links to Leeds, Ilkley and Bradford, while major road connections via the A65 and A658 ensure easy access across the region. Leeds Bradford Airport is also just a 10-minute drive away, perfect for those who travel regularly.

This is a rare opportunity to own a truly characterful home in a sought-after location – early viewing is highly recommended.

Features

- CHARACTER COTTAGE • CLOSE TO THE HEART OF GUISELEY • PERIOD FEATURES THROUGHOUT • DINING KITCHEN • CLOSE TO TRAIN STATION • USEFUL CELLAR • UPGRADED THROUGHOUT • IDEAL FOR FIRST TIME BUYER