

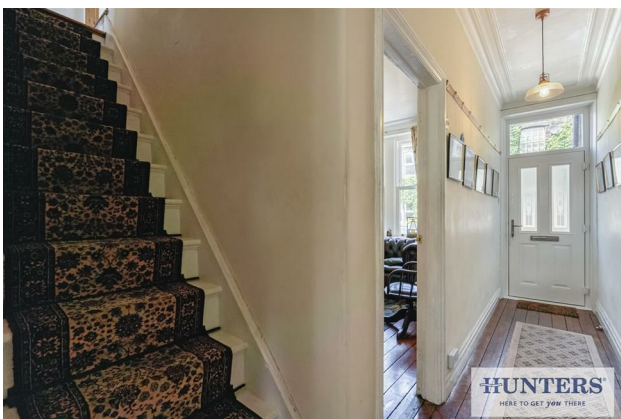
# HUNTERS®

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**18 Victoria Terrace, Guiseley, Leeds, LS20 9EX**

**Asking Price £400,000**

**Property Images**



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## Property Images



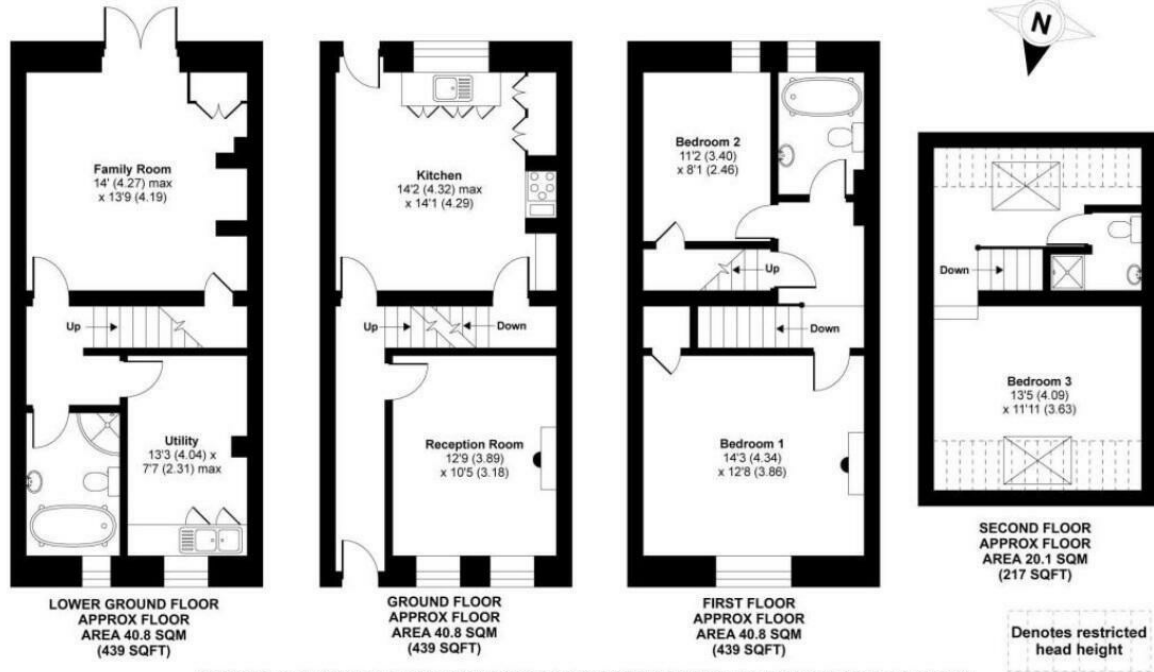
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## Property Images



## Victoria Terrace, Guiseley, Leeds, LS20



APPROX. GROSS INTERNAL FLOOR AREA 1534 SQ FT 142.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Terraced Beds: 4 Bathrooms: 3 Receptions: 2  
Tenure: Freehold

Characterful, charming and spacious this stunning, Victorian style family home with accommodation over four floors benefits from bespoke fixtures and fittings throughout.

Characterful, charming and spacious this stunning, Victorian style family home with accommodation over four floors benefits from bespoke fixtures and fittings throughout. With open fires, exposed wooden floorboards and high ceilings the property is typical of a house from the Victorian era. Furthermore, with its central Guiseley location it is just a short distance from a wide range of local shops and amenities.

Accommodation briefly comprises an entrance hallway with exposed wooden floorboards, a lounge featuring an attractive open fireplace, and a dining kitchen fitted with bespoke solid wood units and original built-in cupboards to the alcoves. From the kitchen, steps lead down to the basement level where there is a spacious sitting room with French doors opening onto the rear garden, a bathroom with a roll-top freestanding bath, and a utility room.

To the first floor is the principal bedroom, a generous and characterful space with exposed floorboards, together with a second double bedroom and a house bathroom.

The second floor provides a further attic bedroom occupying the roof space, offering a versatile and charming room with exposed beams and useful eaves storage.

Externally there are low maintenance gardens to the front and rear as well as off-street parking. For a property of such character, Hunters would urge any interested party to arrange a viewing to fully appreciate.

## Features

• BASEMENT CONVERSION • VICTORIAN TERRACE PROPERTY  
OVER FOUR FLOORS • CHARACTERFUL FEATURES  
THROUGHOUT • EXPOSED WOODEN FLOORS AND BEAMS • OPEN  
FIRES • GARDENS FRONT AND REAR • OFF-STREET  
PARKING • CLOSE TO THE CENTRE OF GUISELEY • THREE / FOUR  
BEDROOMS