

£239,995

Oxford Court, Oxford Road, Guiseley, LS20 9AA



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An IDEALLY located TWO bed (each with EN SUITE and BUILT-IN wardrobes) FIRST floor DUPLEX apartment with DOWNSTAIRS WC, GOOD SIZED OPEN PLAN living room and KITCHEN with INTEGRATED WASHER, DISHWASHER and FRIDGE FREEZER. In PROXIMITY to the 'HEART' of Guiseley and the TRAIN station. EPC rating 'B'.

Ideally located two-bedroom duplex apartment at Oxford Court Apartments, Oxford Road, Guiseley.

Situated on the first floor, this well-presented property offers two bedrooms, both benefiting from en-suite bathrooms and built-in wardrobes, along with a convenient downstairs WC.

The apartment features a good-sized open-plan living and kitchen area, with the kitchen fitted with integrated appliances including a washing machine, dishwasher and fridge freezer.

Ideally positioned close to the heart of Guiseley and Guiseley railway station, providing excellent access to local amenities and transport links.



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GROUND FLOOR

COMMUNAL ENTRANCE With secure entrance and stairs to all floors.

FIRST FLOOR

ENTRANCE HALLWAY With recessed downlight, radiator and video entry point.

CLOAKS/WC A part tiled room including a WC, wash hand basin and extractor fan.

LIVING/DINING ROOM AND KITCHEN 24' 7" (max) x 21' 3" (max) (7.5m (max) x 6.5m (max)) With recessed downlights, two double glazed windows and radiators. The kitchen area is part tiled and includes a range of wall and base units with roll edged granite worksurfaces, stainless steel sink and drainer unit with mixer tap over, electric hob and oven with extractor fan over and integrated appliances to include washer/dryer, dishwasher, fridge and freezer.

SECOND FLOOR

LANDING With a carpet floor finish.

BEDROOM ONE 13' 9" x 10' 5" (4.2m x 3.2m) With a double glazed window, radiator and a fitted wardrobe housing the gas fired boiler. With a carpet floor finish.

EN-SUITE A part tiled room including recessed downlight, extractor fan, heated towel rail, WC, wash hand basin in



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vanity unit and a shower in an enclosed cubicle.

BEDROOM TWO 13' 9" x 10' 5" (4.2m x 3.2m) With a double glazed window, radiator and a fitted wardrobe. With a carpet floor finish.

EN-SUITE A part tiled room including recessed downlight, extractor fan, heated towel rail, and three piece bathroom suite in white encompassing a low level WC, wash hand basin in vanity unit and a paneled bath.

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EXTERNAL

COMMUNAL GARDENS Laid to lawn with flower, tree and shrub borders.

PARKING There is one secure allocated off street parking space.

ADDITIONAL INFORMATION

COUNCIL TAX Online enquiries have confirmed the council tax as band 'C' which is £2,019.12 for 2026/27

EPC The EPc rating is 'B'

LEASE INFORMATION The lease length is 999 years from 01 January 2007 (approx 980 years remaining)

Service Charge - approx £1,380 per annum (£345 per quarter) from December 2025 statement.

LPM Property management Limited are the company that manage the premises and collect the service charge.

Ground Rent - approx £669.31 per annum from April 2026 statement.

Estates & Management Limited are the agent who collect ground rent on behalf of the freeholder, Rockwell (FC100) Limited.

* Figures should be verified by your legal advisors including what inclusions are within the charges.

LOCATION WHAT 3 WORDS LOCATION

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LOCAL AREA

General information on Guiseley and the surrounding Aireborough area can be found through local tourism and council resources.

Guiseley is a well-established town in the Aireborough area of Leeds, situated between Yeadon, Menston and Otley. The town offers a strong range of everyday amenities, including shops, supermarkets, cafés, restaurants, schools and leisure facilities, while also benefiting from excellent transport links towards Leeds, Bradford, Harrogate and Ilkley.

The property is particularly well positioned within easy reach of Guiseley town centre and Guiseley railway station, making it an attractive location for both commuters and those looking to enjoy the convenience of town living. The surrounding area also provides easy access to open countryside, parks and the wider Aire and Wharfe valleys.

LOCAL NATURE AND EXPLORATION

Aireborough Greenway & Former Railway Route

The Aireborough Greenway provides a pleasant traffic-free route for walking and cycling between Guiseley and Yeadon. Following sections of the former railway route, the greenway offers an easy-going way to explore the local area away from busy roads.

The route forms part of a wider network of paths linking the surrounding green spaces, making it popular with walkers, cyclists, runners and dog owners. The former railway line also provides an interesting connection to the area's industrial and transport history.

Nunroyd Park

Located close to Guiseley and Yeadon, Nunroyd Park is a popular local green space offering established paths, open grassland and mature trees. It provides a convenient setting for everyday walks, exercise and family outings.

The park's combination of open areas and recreational facilities makes it a versatile outdoor amenity, providing residents with access to green space without needing to travel far from home.

Yeadon Tarn & Tarnfield Park

A short journey from Guiseley is Yeadon Tarn and Tarnfield Park, one of the area's best-known outdoor attractions. The tarn is surrounded by an approximately 1.15km circular route, with a maintained path providing an enjoyable setting for walking, jogging and relaxing outdoors.

The park also features a playground, BMX track and open recreational areas, making it particularly popular with families and those looking to enjoy some outdoor exercise.

Otley Chevin & Wharfedale

To the north-west, Otley Chevin Forest Park provides an extensive landscape of woodland, heathland and open countryside overlooking Otley and the Wharfe Valley.

The Chevin is well known for its network of walking and cycling routes, woodland trails and elevated viewpoints, offering impressive views across Wharfedale and the surrounding countryside. It provides an excellent opportunity to enjoy more extensive outdoor pursuits within easy reach of Guiseley.

Esholt Woods & Aire Valley

The surrounding Aire Valley provides further opportunities to explore the countryside, with Esholt Woods and the woodland around Guiseley Beck offering a mixture of walking and cycling routes.

The nearby River Aire and Leeds & Liverpool Canal add further opportunities for scenic walks and outdoor recreation, creating a varied landscape close to the property.

RAIL CONNECTIONS & COMMUTING

One of the key advantages of the property is its proximity to Guiseley railway station, which is within easy walking distance.

The station provides regular services along the Wharfedale Line, including connections towards Leeds and Ilkley, making rail travel a convenient option for commuters and those travelling across West Yorkshire.

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The property's location close to the station, town centre and major road links makes it particularly appealing to professionals, commuters and those looking for convenient access to surrounding towns and cities.

LEEDS BRADFORD AIRPORT

Leeds Bradford Airport is also conveniently accessible from Guiseley, providing domestic and international flight connections.

Its location makes the wider Aireborough area particularly appealing to those who travel regularly for business or leisure, while the A658 and surrounding road network provide convenient access to the airport and neighbouring areas.

TOWN LIVING & COUNTRYSIDE

The location of Oxford Court Apartments provides an appealing balance between convenient town living and access to the surrounding countryside.

Guiseley offers a comprehensive range of everyday amenities, shops, restaurants, cafés, schools and leisure facilities, while the nearby railway station provides excellent connectivity towards Leeds and Ilkley.

For those who enjoy the outdoors, the Aireborough Greenway, Nunroyd Park, Yeadon Tarn, Esholt Woods and Otley Chevin are all within easy reach, providing plenty of opportunities for walking, cycling, exercise and exploring the surrounding landscape.

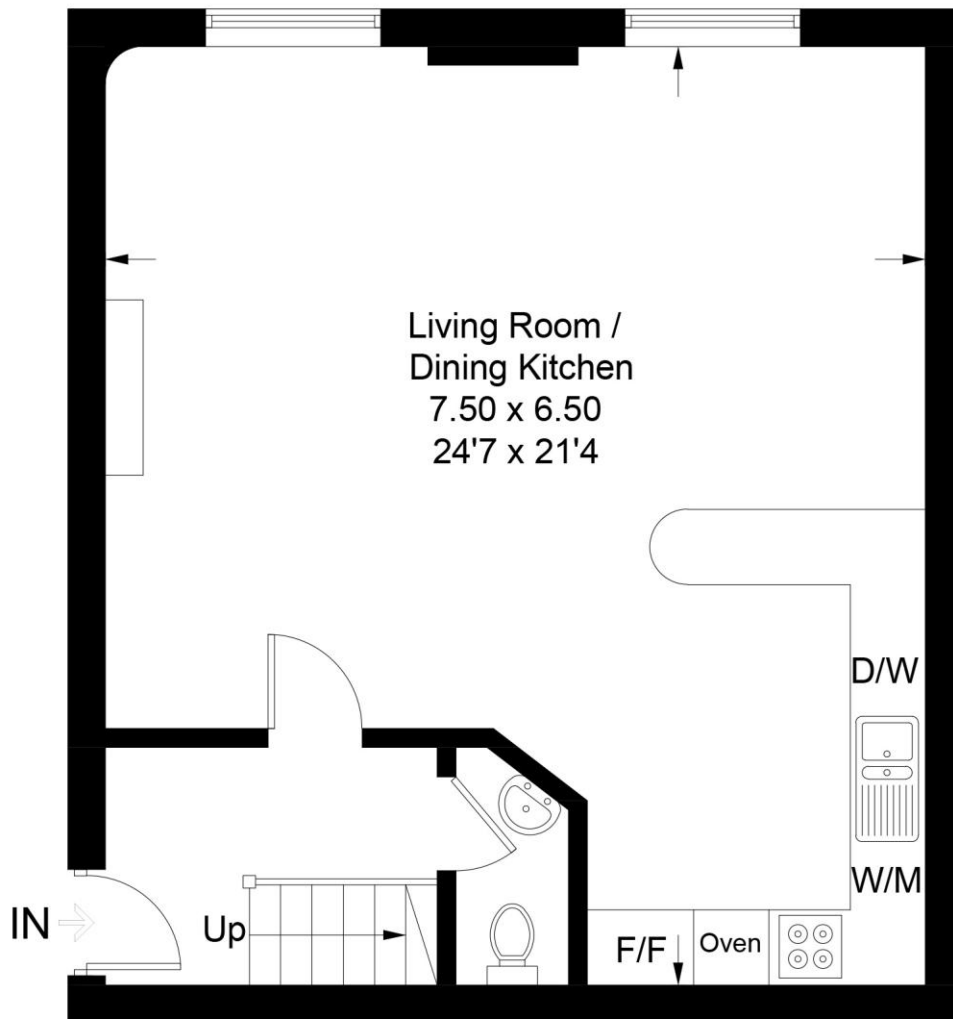
With its combination of town-centre convenience, excellent transport links and access to open countryside, Guiseley is an increasingly popular location for both homeowners and commuters.

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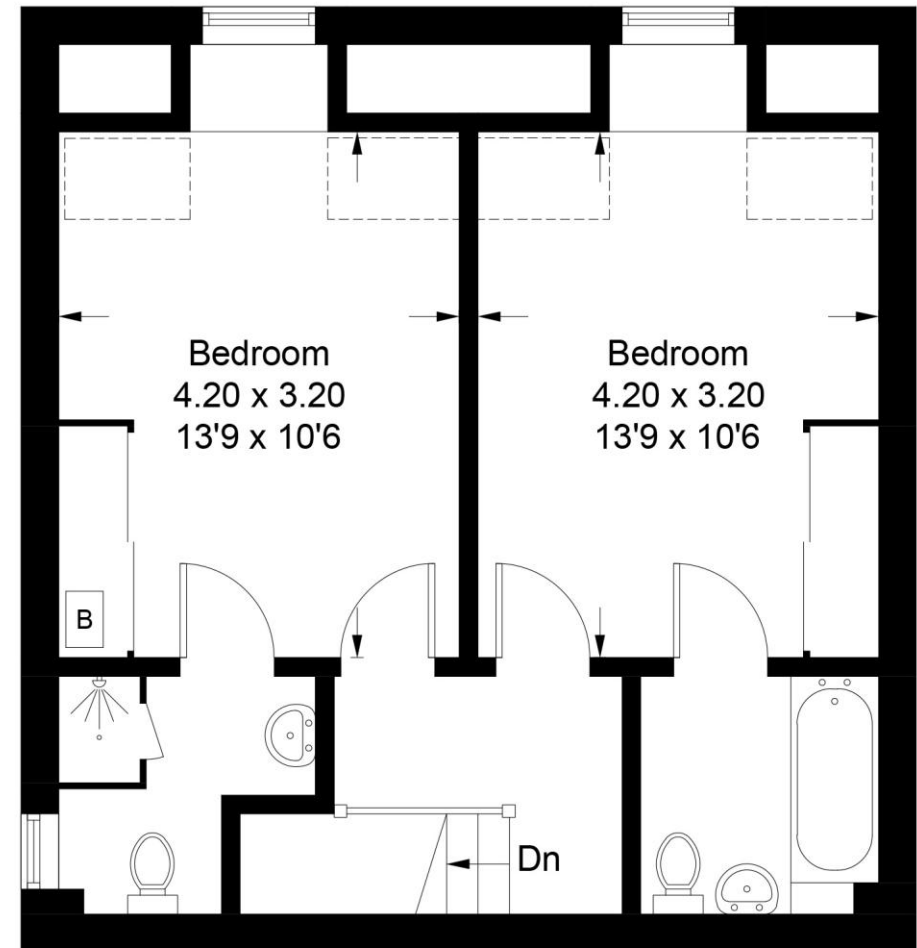
Approximate Gross Internal Area = 91.7 sq m / 987 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1330477)

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

Blue Residential

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