

**3 Mount Pleasant, Guiseley, Leeds, LS20 9EB**

**Asking Price £450,000**

**Property Images**



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## Property Images



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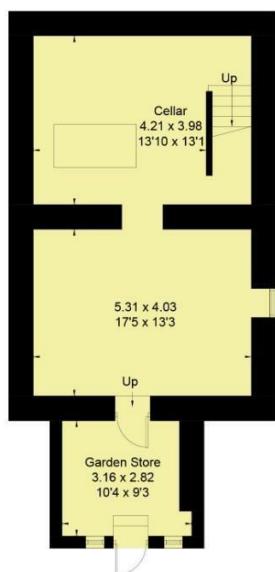
## Property Images



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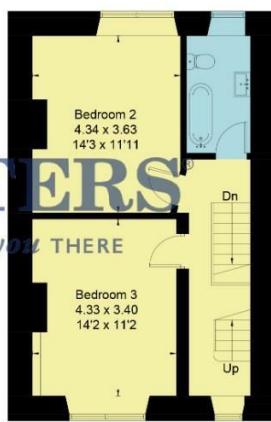
Approximate Floor Area = 179.7 sq m / 1934 sq ft



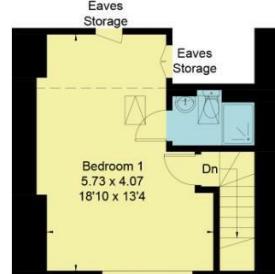
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m



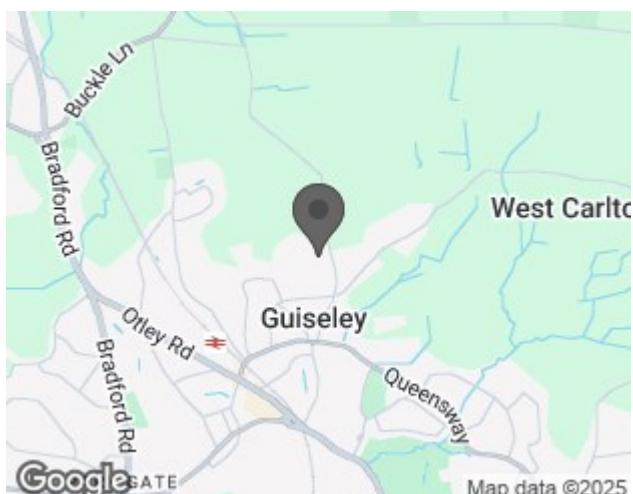
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. [#99172](http://fourwalls-group.com)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Current rating: 62 (orange arrow) Potential rating: 84 (green arrow)

## Map



## Details

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

## Summary

With high-quality fixtures and fittings throughout, this beautifully presented period property seamlessly combines timeless character with modern comfort. Nestled in a desirable semi-rural location, the home enjoys open views across the surrounding countryside and showcases an exceptional standard of presentation from top to bottom.

The accommodation briefly comprises an inviting entrance hallway leading to a spacious dining kitchen, with solid oak units, granite work surfaces, underfloor heating, and ample space for entertaining. The elegant lounge features a charming open fireplace, exposed stonework, and mullioned windows, creating a warm and welcoming atmosphere. The main hallway, with its exposed hardwood flooring, leads to the first floor where two generous double bedrooms can be found. The luxurious house bathroom includes a free-standing bath, slate underfloor heating, and stylish fittings, combining classic design with everyday comfort.

To the second floor, the recently converted loft has been thoughtfully transformed into a stunning master suite with an en-suite shower room. This room enjoys remarkable long-distance views, providing a perfect retreat.

At basement level, two substantial barrel-vaulted rooms with excellent head height offer exciting potential for further development—ideal for creating a home office, studio, or additional living space, subject to the necessary consents.

Externally, the property features an extensive private, south facing, rear garden, complete with a Yorkshire stone patio, manicured lawn, and mature planted borders enclosed by hardwood fencing—perfect for outdoor relaxation and entertaining. A single garage provides convenient parking or additional storage.

Superbly located, the property offers easy access to Otley Chevin's scenic walks and the centre of Guiseley, with its range of shops, amenities, and train station providing direct links to Leeds and beyond. This exceptional home must be viewed to be fully appreciated.

## Features

- OPEN VIEWS TO FIELDS • SOUGHT AFTER LOCATION • ORIGINAL FEATURES INCLUDING HARD WOOD FLOORS AND EXPOSED STONE • VERY LARGE BASEMENT LEVEL - IDEAL FOR CONVERSION • DECORATED TO A HIGH STANDARD • HIVE HEATING SYSTEM • ENCLOSED PRIVATE GARDEN & GARAGE • CONVERTED LOFT TO CREATE MASTER SUITE • EPC RATING = D • PERIOD CHARACTER PROPERTY