Ornella's Estates

PROUDLY INDEPENDENT

55 Back Lane

Guiseley, Leeds, LS20 8LS

Price £545,000

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INTRODUCTION

A Rare Opportunity to Acquire an Exceptional Detached Bungalow in One of Guiseley's Most Desirable Locations

Occupying a magnificent, generously proportioned plot in a highly sought-after residential setting, this substantial detached true bungalow presents a rare opportunity to acquire a beautifully maintained home of remarkable quality, space and future potential. Offered to the market with the significant advantage of no onward chain, this outstanding residence combines elegant single-storey living with exciting scope for further enhancement.

From the moment you arrive, the property's impressive presence and exceptional kerb appeal are immediately apparent. Set behind an expansive driveway and framed by beautifully established gardens, the home enjoys a commanding position that perfectly reflects the calibre of accommodation within.

Bathed in natural light throughout, the thoughtfully designed interior offers an abundance of versatile living space. A welcoming entrance porch opens into a spacious reception hallway, setting the tone for the generous proportions found throughout the home. The impressive lounge / dining room provides a superb setting for both relaxed family living and sophisticated entertaining, while the well-appointed fitted kitchen is perfectly positioned to serve the heart of the home. Utility room.

There are three substantial double bedrooms, all beautifully proportioned, together with a stylish house bathroom, creating an ideal layout for families, downsizers or those seeking flexible accommodation.

One of the property's most exciting features is the vast loft space extending the full length of the property. Subject to the necessary planning permissions and building regulations, this incredible area offers outstanding development potential, with scope to create additional double bedrooms, bathrooms and further living accommodation, significantly enhancing both lifestyle and value.

Externally, the property continues to impress. A substantial driveway provides extensive off-street parking and leads to a detached double garage with power, lighting and up-and-over doors. The stunning south-facing rear garden is a true highlight, offering a private sanctuary for outdoor living. A generous paved terrace provides the perfect space for al fresco dining and summer entertaining, flowing seamlessly onto an expansive lawn bordered by mature trees, colourful planting and established shrubs that create a beautiful and tranquil setting.

Perfectly positioned within easy reach of Guiseley's excellent amenities, highly regarded primary and secondary schools, train station, restaurants, cafés and picturesque countryside walks, this is a home that effortlessly combines convenience, comfort and future potential.

Rarely do properties of this size, setting and versatility come to market. A truly outstanding home offering exceptional lifestyle opportunities in one of Guiseley's most coveted locations. Early viewing is strongly recommended.

WHAT OUR VENDOR SAY

Mum and Dad moved out of our family home into the bungalow to help in their old age. Both absolutely loved it. Although I wasn't brought up here I have fond memories particularly of Sunday lunches mum liked to do for us. Once the grandchildren appeared mum loved it even more. The kids had great fun playing in the garden.

With the bungalow being central to Janes and mine there was always one of us visiting, if not me and Jane, then our kids.

It's a very comfortable bungalow, it was always cosy and warm. Certainly a very happy home. The south facing back garden was fantastic.

Mum and dad did rattle around a little in it but it was just one of the best things they ever did moving here.

LOCATION

Nestled between the charming spa town of Ilkley and the vibrant city of Leeds, Guiseley is one of the area's most desirable places to live, offering the perfect blend of excellent amenities, outstanding schools and beautiful countryside. Families are particularly well catered for, with a superb choice of nurseries and highly regarded schools including Tranmere Park Primary School, Guiseley Primary School, St Oswald's C of E Primary School, Queensway Primary School, Westfield Infant and Junior Schools, Ss Peter & Paul Catholic Primary School and St Mary's Menston Catholic Voluntary Academy, together with the highly respected Guiseley School for secondary education. Guiseley Train Station is within easy reach, providing convenient links to Leeds, Bradford and beyond, making it ideal for commuters. The town boasts an excellent range of shopping facilities including Morrisons, Aldi, Marks & Spencer Foodhall, Asda and nearby Sainsbury's, alongside a fantastic selection of independent cafés, coffee shops and eateries such as Bramble Bakehouse, The Office Saloon, Corner House Kitchen, Costa Coffee and a variety of popular restaurants, bars and pubs. For those who enjoy the outdoors, Guiseley is surrounded by some of Yorkshire's most picturesque countryside, with stunning walks across Otley Chevin, Nunroyd Park, Esholt Woods, the beautiful Washburn Valley and nearby Ilkley Moor, offering endless opportunities to enjoy the breathtaking scenery right on your doorstep. A thriving community, excellent transport links and an enviable lifestyle make Guiseley a location that continues to be in exceptionally high demand.

HOW TO FIND THE PROPERTY

SAT NAV LS20 8LS

APPROACH

What a beautiful home and location. As you approach this much loved property, you can immediate see the care and attention it has been given over the years. Comprising.:

ENTRANCE VESTIBULE

Comprising Upvc double glazed window and door to the front and side elevations. Tiled flooring. Glass panelled door leading to:

SPACIOUS LIGHT AND AIRY HALLWAY

17'5" x 5'11" (5.324 x 1.819)

Offering an abundance of natural light and space throughout, this fabulous hallway is the perfect entrance. Comprising two radiators, dado rail, storage room. The main surprise is when you go into the loft. You cannot believe the space which covers the whole of the house from beginning to end with pull down ladders, power and light. Fully boarded. A fabulous space which is just waiting to be converted into another two double bedrooms and shower room. (Please note that planning permission and building regulations will need to be obtained). In the loft is a Nuair Drimaster - Eco heat. The system works by a continuous pull of air which is filtered and pushed back into the house. It has many benefits including clean air for asthma and hay-fever sufferers. Doors leading to:

SUBSTANTIAL FAMILY LOUNGE/DINER

24'1" x 11'11" (7.355 x 3.645)

Wow. The size, space and natural light that runs through this room is priceless. Comprising Upvc double glazed windows to the front and side elevation. Upvc double glazed glass door to the rear elevation leading into the beautifully maintained garden. Electric feature fire place with tiled back and base, wooden mantelpiece. TV and telephone point. Coving to ceiling. You can sit with the whole family and enjoy the space at the same time. Two radiators.

FITTED KITCHEN

13'0" x 10'5" (3.966 x 3.190)

Offering a wide range of wall and base units with laminate worksurfaces over. Laminate flooring. Upvc double glazed windows to the rear elevation overlooking the stunning garden. Upvc double glazed door to rear. Stainless steel sink one and a half bowl single drainer. Induction hob with extractor fan over. Points for dishwasher.

UTILITY ROOM

7'5" x 7'0" (2.263 x 2.157)

Always useful to have. Comprising Upvc double glazed window to rear elevation overlooking the garden. Wall units. Laminate worktops. Points for washing machine and dryer. Boiler.

SEPARATE W.C.

Always useful to have comprising low level w.c. and wash hand basin.

MASTER BEDROOM

13'11" max x 10'5" fitted wardrobe (4.247 max x 3.199 fitted wardrobe)

A superb double bedroom comprising Upvc double glazed windows to the front elevation. Fitted wardrobe. Coving to ceiling. Radiator.

Tel: 01943 661506

BEDROOM.2.

10'11" x 10'4" (3.343 x 3.175)

Another fabulous double bedroom comprising Upvc double glazed windows to the side elevation and rear elevations allowing ample natural light. Coving to ceiling. Radiator.

BEDROOM.3.

9'10" x 9'4" (3.021 x 2.868)

Yes you have guessed it. Another double bedroom comprising Upvc double glazed windows to the front elevation. Single radiator. Coving to ceiling.

HOUSE BATHROOM

9'10" x 6'11" (3.015 x 2.128)

Comprising Upvc double glazed window to the side elevation. Bath. Separate shower cubicle. Low level w.c. Vanity unit with built in wash hand basin. Part tiled walls. Inset spot lights. Radiator.

OUTSIDE

DRIVEWAY AND DOUBLE GARAGE

Externally, the property continues to impress. A substantial driveway provides extensive off-street parking and leads to a detached double garage with power, lighting and up-and-over doors. The driveway is designed so well that no one will argue about not being able to park.

LARGE PRIVATELY ENCLOSED SOUTH FACING REAR GARDEN

The stunning south-facing rear garden is a true highlight, offering a private sanctuary for outdoor living. A generous paved terrace provides the perfect space for al fresco dining and summer entertaining, flowing seamlessly onto an expansive lawn bordered by mature trees, colourful planting and established shrubs that create a beautiful and tranquil setting.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

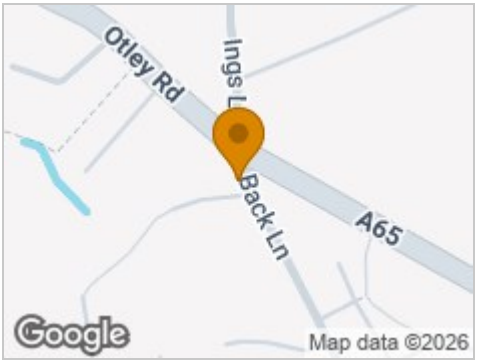
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

SOLAR PANELS

The panels eligibility date and period is 14.11.2011 to 13.11.2036, at which stage you would contact E,ON the Solar panel company. A quarterly reading is taken and sent to them and payment is credited to the account. Here are the examples for the last 2 years.

June, July, August 2024 £449.28
September, October, November 2024 £627.07
December 2024 - February 2025 £156.20
March, April, May 2025 £913.40
June, July, August 2025 £937.80
September, October, November 2025 £337.24
December 2025 - February 2026 £130.13
May, April, May 2026 £797.17
The above are payments received over the last 2 years.

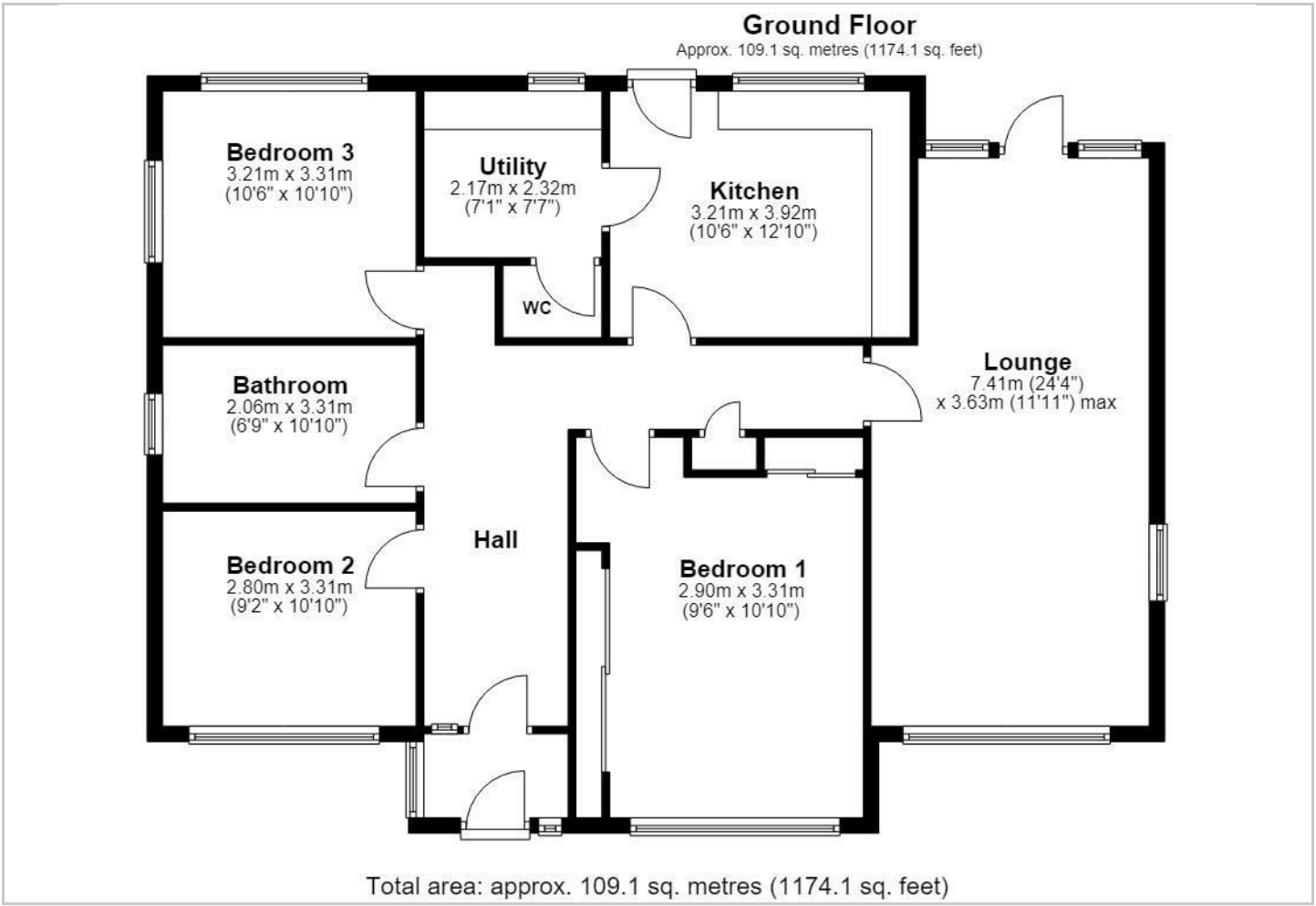
Road Map



Hybrid Map

Terrain Map

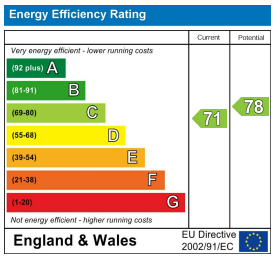
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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