

# HUNTERS®

HERE TO GET *you* THERE

1 Victoria Road, Guiseley, Leeds, LS20 8DH

Asking Price £250,000

Property Images





# HUNTERS®

HERE TO GET *you* THERE

## Property Images





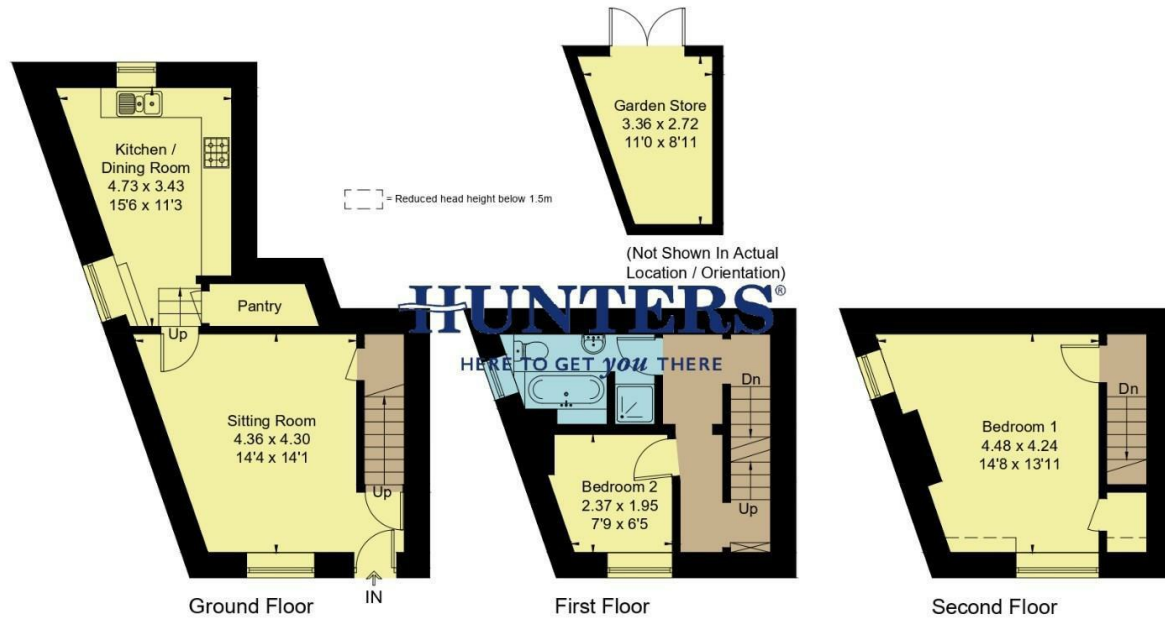
# HUNTERS®

HERE TO GET *you* THERE

## Property Images



Approximate Floor Area = 76.2 sq m / 820 sq ft  
 Outbuilding = 7.1 sq m / 76 sq ft  
 Total = 83.3 sq m / 896 sq ft

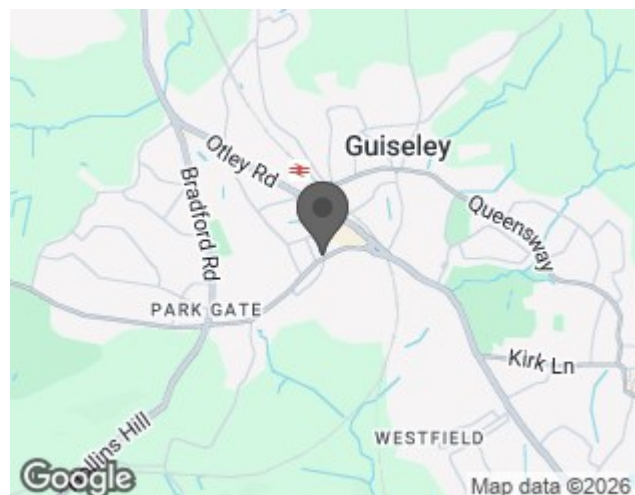


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101910

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

We are delighted to present this deceptively spacious two-bedroom, three-storey end-terrace home, ideally positioned in the ever-popular area of Guiseley. Conveniently located within easy reach of a wide range of local amenities, including shops, bars and restaurants, the property also benefits from excellent transport links, with nearby rail services providing direct access to Leeds and Bradford. This well-presented home offers flexible accommodation and will appeal to first-time buyers, professionals or those looking to downsize.

The accommodation briefly comprises, to the ground floor, a welcoming lounge featuring an attractive open fireplace with tiled back and hearth, creating a cosy focal point. The room also benefits from useful understairs storage and leads through to a modern, spacious kitchen diner. The kitchen is fitted with a range of base units, complemented by work surfaces and splashbacks, and offers ample space for dining. Natural light floods the room via windows to the rear and side, while a built-in pantry provides additional storage.

To the first floor is a well-proportioned second bedroom overlooking the front elevation, alongside the house bathroom. The bathroom features a modern suite including a panelled bath, vanity wash hand basin, WC and a separate step-in shower cubicle, enhanced by high ceilings and tasteful tiling.

The second floor is dedicated to the generous principal bedroom, which boasts dual-aspect windows allowing plenty of natural light, built-in storage and a charming stripped wood floor.

Externally, the property enjoys off-street parking and a pleasant, sunny garden area with decking, ideal for outdoor seating and entertaining. The garden is attractively finished with fenced boundaries, gravel and decking, while a versatile summerhouse with double-glazed French doors and a workbench offers a fantastic additional space for relaxation or hobbies.

## Features

- CENTRAL GUISELEY LOCATION • SET OVER THREE FLOORS • PARKING, GARDEN AND SUMMER HOUSE • MODERN KITCHEN • PERIOD FEATURES THROUGHOUT • CLOSE TO SHOPS, SCHOOLS AND TRAIN STATION • RECENTLY UPDATED THROUGHOUT