

HUNTERS[®]

HERE TO GET *you* THERE

1 Victoria Road, Guiseley, Leeds, LS20 8DH

Asking Price £240,000

Property Images



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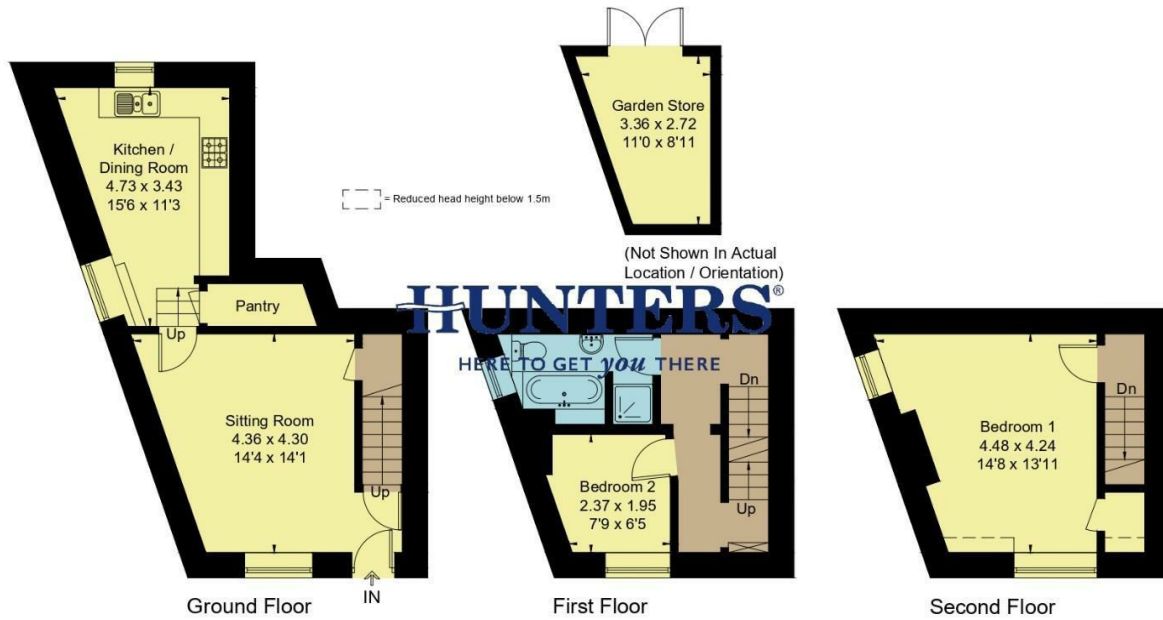
Property Images



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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) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
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. Well placed for 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. Offering flexible, thoughtfully arranged accommodation over three floors, this well-presented home is ideal for first-time buyers, professionals or those looking to downsize without compromising on comfort or practicality.

To the ground floor, a welcoming lounge features an attractive open fireplace with tiled back and hearth, creating a cosy focal point, along with useful downstairs storage. This leads through to a bright, modern kitchen diner fitted with a range of base units, complementary work surfaces and splashbacks, ample dining space and a built-in pantry. Windows to the rear and side allow plenty of natural light, enhancing the sense of space.

The first floor offers a well-proportioned second bedroom overlooking the front elevation and a stylish house bathroom comprising a panelled bath, vanity wash hand basin, WC and separate step-in shower cubicle, finished with tasteful tiling and complemented by high ceilings.

The entire second floor is dedicated to a generous principal bedroom with dual-aspect windows, built-in storage and an attractive stripped wood floor, creating a bright and airy retreat.

Externally, the property benefits from off-street parking and a sunny, low-maintenance garden with decking, gravel and fenced boundaries, ideal for outdoor seating and entertaining. A versatile summerhouse with double-glazed French doors and workbench provides excellent additional space for relaxation, home working 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