



A beautifully presented three-bedroom stone terrace in the heart of Guiseley, ideally located within easy walking distance of local shops, amenities, and the train station. Offering well-balanced accommodation across three floors, the property features a stylish fitted kitchen, spacious living room with exposed flooring and feature fireplace, a useful cellar providing excellent storage space, two first-floor bedrooms and a modern bathroom, plus a further double attic bedroom with Velux windows and eaves storage. A characterful home combining period charm with convenience in a highly sought-after and convenient location.

TRANSPORT LINKS:

The property is superbly located for commuters, with Guiseley railway station within easy walking distance providing regular and direct services to both Leeds and Bradford city centres. Excellent road links are also close by, including the A65, A658 and the Leeds Outer Ring Road, offering convenient access to surrounding towns and wider regional destinations.

Leeds Bradford Airport is also just a short drive away, making the location ideal for those requiring international travel connections.

KEY FEATURES INCLUDE:

- OFFERED TO THE MARKET CHAIN FREE
- THREE BEDROOM STONE BUILT TERRACE
- LOCATED IN THE HEART OF GUISELEY
- ORIGINAL PERIOD FEATURES THROUGHOUT
- VELUX WINDOWS AND UNDER-EAVES STORAGE
- FULLY CONVERTED DOUBLE ATTIC BEDROOM
- FEATURE FIREPLACES
- AMPLE CELLAR STORAGE SPACE
- WALKING DISTANCE TO SHOPS, AMENITIES AND GUISELEY TRAIN STATION
- ON-STREET PARKING AVAILABLE



A charming and characterful three-bedroom stone terrace, ideally positioned in the heart of Guiseley and within easy walking distance of a wide range of local shops, amenities, cafés, and Guiseley railway station, offering excellent transport links for commuters.

This attractive home provides spacious and versatile accommodation arranged over three floors and successfully blends period charm with modern practicality. The property is presented with neutral carpets and décor throughout, and offers an excellent opportunity for further personalisation and modernisation to the buyer's own taste, creating a truly individual home.

To the ground floor, there is a well-appointed fitted kitchen comprising a built-in gas hob, electric fan oven and grill, fridge, freezer, and dishwasher, offering a practical and well-equipped cooking space. A door leads down to a useful cellar, providing excellent additional storage and benefitting from plumbing for a washing machine, adding further convenience for everyday living. The generous square living room is a particularly appealing feature of the home, enjoying exposed wood flooring and a living flame gas fire, creating a warm, welcoming, and comfortable reception space ideal for both relaxing and entertaining.

To the first floor, the property offers a spacious master bedroom featuring an original fireplace and useful built-in storage cupboard, along with a well-proportioned single bedroom which would also make an ideal nursery, dressing room, or home office, depending on requirements. The modern house bathroom is fitted with a bath and power shower over, glass shower screen, heated towel rail, wash hand basin, and WC, all finished in a contemporary style.



Stairs lead to the second floor where there is a fully converted double attic bedroom, offering a superb additional bedroom space. This room benefits from Velux windows allowing in plenty of natural light, along with a feature wall and useful under-eaves storage, enhancing both practicality and appeal.

Externally, the property further benefits from on-street parking.

The home retains a number of attractive character features throughout, including exposed wood flooring and original fireplaces, while also offering scope for modernisation, making it an ideal purchase for those looking to put their own stamp on a property.

Perfectly suited to first-time buyers, investors, and a wide range of purchasers alike, this is a fantastic opportunity to acquire a well-located and highly adaptable home in a popular and convenient part of Guiseley.



3



1



Permit Parking



Council Tax = B



1



Freehold



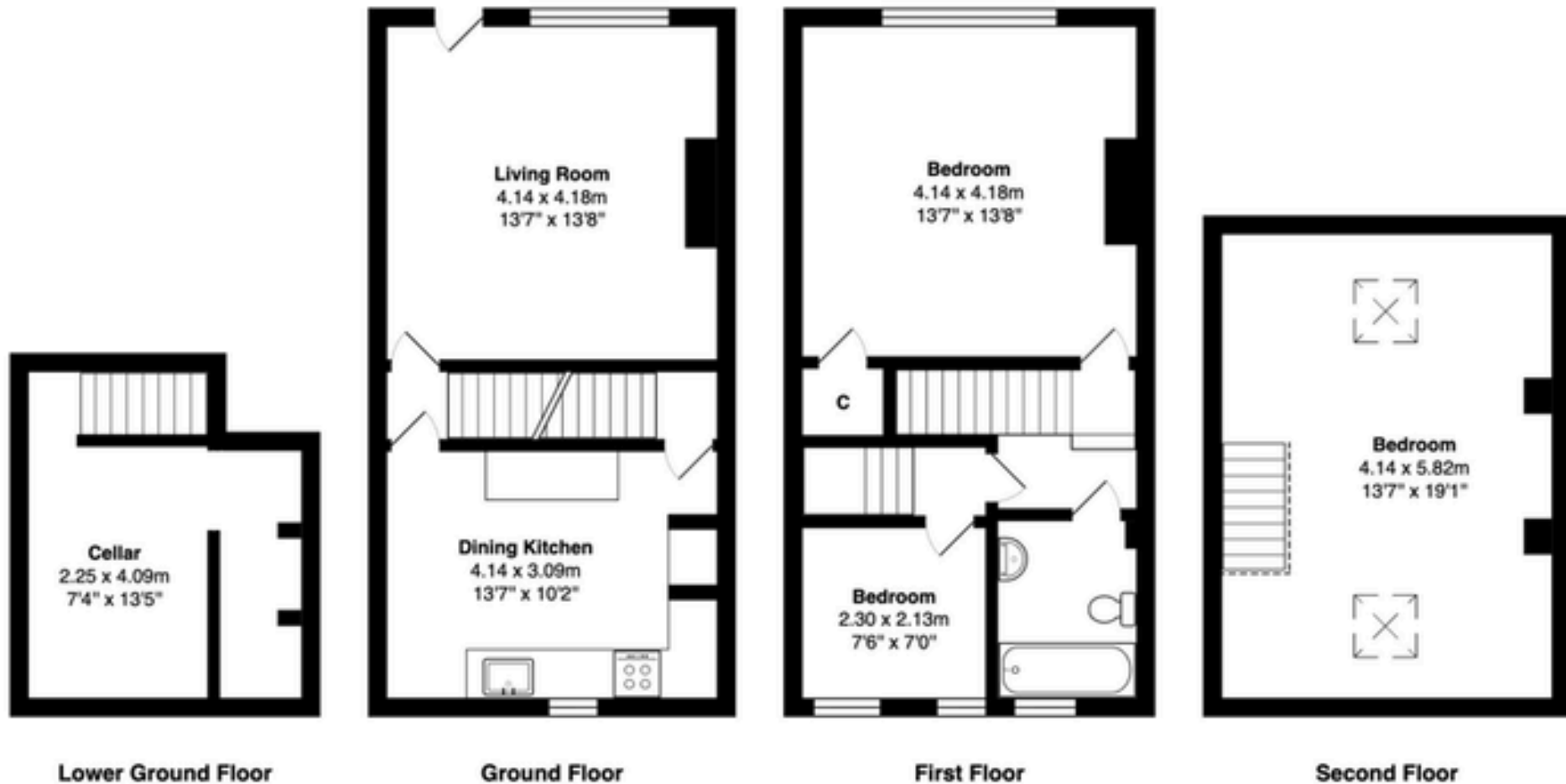
Terraced



D



Floor Plan



Total Area: 107.2 m² ... 1154 ft²

All measurements are approximate and for display purposes only

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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