



Victoria Road | | Guiseley | LS20 8DJ

Asking price £295,000

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Victoria Road |  
Guiseley | LS20 8DJ  
Asking price £295,000

An attractive traditional semi detached house offering smartly presented accommodation and occupying a particularly convenient setting within a short walk of local amenities and public transport services. The property provides a good sized sitting room and a full width dining kitchen on the ground floor whilst at first floor level there are two generous bedrooms and a bathroom with a modern white suite. Externally there is an enclosed west facing rear garden and off road parking in the block paved driveway to the front.

- An attractive traditional semi detached house
- Convenient setting close to town centre amenities and train station
- Sitting room
- Full width fitted dining kitchen
- Two good sized bedrooms
- Bathroom
- Enclosed rear garden
- Off road parking
- Council Tax Band C
- EPC Rating D

#### GROUND FLOOR

##### Entrance Vestibule

With a double glazed door.

##### Sitting Room

15'6" x 10'9" (4.72m x 3.28m)

With a bow curved bay window to the front elevation. Marble interior fireplace with a wooden surround and housing an electric fire. Moulded ceiling cornice. A pair of multipaned glazed doors lead to:

##### Dining Kitchen

17'8" x 7'0" (5.38m x 2.13m)

A light and airy kitchen with a separate dining area having glazed double doors opening onto the rear garden. Fitted with a range of modern base and wall units, with coordinating work surfaces having an inset sink unit. Electric cooker and hob with a filter hood over. Plumbing for a washing machine. Recessed cupboard suitable to accommodate a fridge freezer. Recessed spotlights. Window to the rear elevation.

#### FIRST FLOOR



An attractive traditional semi detached house offering smartly presented accommodation and occupying a particularly convenient setting within a short walk of local amenities and public transport services.



## Landing

Leading to:

## Bedroom 1

12'0" x 12'0" (3.66m x 3.66m)

With a curved bay window to the front elevation. Fitted wardrobes and moulded ceiling cornice.

## Bedroom 2

11'0" x 8'5" (3.35m x 2.57m)

With a moulded ceiling cornice and a cupboard housing the gas fired central heating boiler.

## Bathroom

With a modern white suite comprising a panelled bath with a shower over, vanity unit and a low suite wc. Mirror fronted medicine cabinet.

## OUTSIDE

To the front of the property is a small lawned garden and a block paved driveway. To the rear of the house is an enclosed west facing garden area with a full width deck and a lawn beyond.

## Council Tax

Leeds City Council Council Tax Band C

## Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

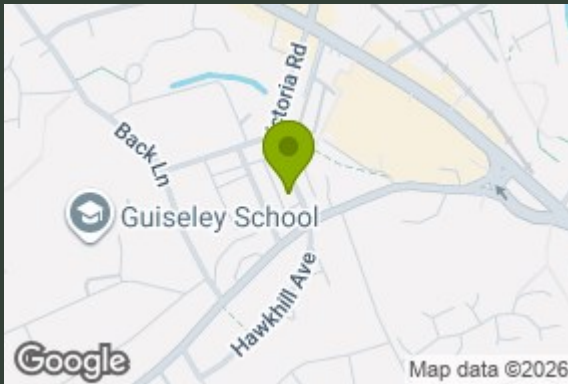
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Offer Acceptance & AML Regulations

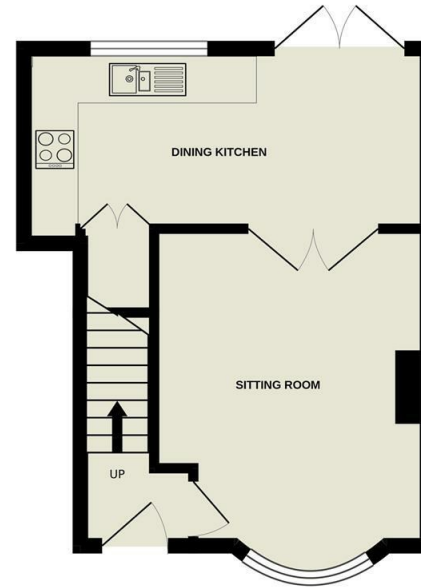
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

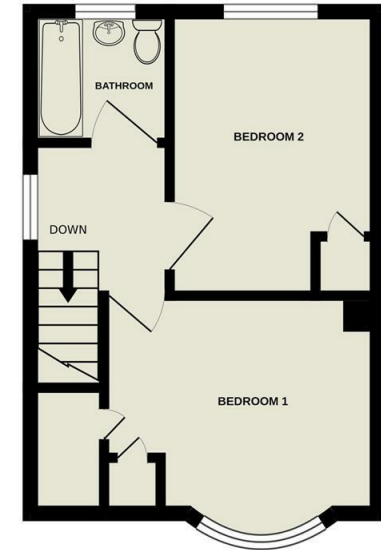
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



FIRST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(91-91) B			
(69-80) C		68	
(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	

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