£1,050 PCM

Town Gate Close, Guiseley, LS20 9PQ



blue RESIDENTIAL

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A SPACIOUS and well presented UNFURNISHED TWO double bedroomed UNFURNISHED MID TOWN house. Set in a SOUGHT-AFTER CUL-DE-SAC. With LIVING ROOM/DINING AREA and SEPARATE KITCHEN. GARDEN to the rear and OFF-STREET PARKING to the front. GAS CENTRAL HEATING and DOUBLE GLAZING. Energy Rating C.

GROUND FLOOR

ENTRANCE HALLWAY With a double glazed door to the front and a double glazed window to the side

LIVING/DINING ROOM 6.27mx3.45m (narrows to 2.34m) With a double glazed window to the front, double glazed French doors to the rear, three radiators, wood effect laminate flooring, television aerial point, coving to the ceiling, understairs cupboard and an electric fire in attractive surround

KITCHEN 2.92mx1.88m A part tiled room to include a range of wall and base units with roll edge, a double glazed window to the rear, wood effect laminate flooring, recessed spotlights, sink and drainer unit with mixer tap over, hob and oven with extractor fan over, washing machine machine and fridge/freezer.

FIRST FLOOR







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BEDROOM ONE 3.45mx2.97m With a double glazed window to the front, one radiator and two storage cupboards

BEDROOM TWO 3.18mx2.34m With a double glazed window to the rear and one radiator

BATHROOM A part tiled room to include a frosted glazed window to the rear, one radiator, extractor fan, wc, wash hand basin and a panelled bath with shower over

OUTSIDE

OFF STREET PARKING To the front of the property there is a block paved driveway providing off street parking for approximately two cars

REAR GARDEN Mainly laid to lawn with a paved patio area and planted borders









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ADDITIONAL INFORMATION

COUNCIL TAX BAND Online enquiries have confirmed the council tax band as 'C' which is £2,019.12 for 2026/27

EPC The EPC rating is 'C'

HOLDING DEPOSIT The holding deposit is £242

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LOCATION What3Words location:

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About the location

The property is situated in Guiseley, a popular market town in the Aireborough area of West Yorkshire, to the north-west of Leeds. Guiseley offers a combination of local shops, traditional pubs, restaurants, excellent transport connections and easy access to the surrounding Yorkshire countryside.

The property is conveniently located for Guiseley town centre and Guiseley railway station, making it a useful base for exploring Leeds, Bradford, Ilkley and the wider Yorkshire area.

LOCAL AREA
General information about Guiseley, its history, local amenities and attractions can be found at:

Guiseley – Wikipedia

Visit Leeds – Things to see and do

LOCAL NATURE AND EXPLORATION
☐ ☐ Historic Trains and Railway Connections
For railway enthusiasts, Guiseley has its own railway station, providing convenient connections to Leeds, Bradford Forster Square and Ilkley.

Guiseley station is situated on the Wharfedale Line, which offers attractive journeys through the Aire and Wharfe valleys. From here, visitors can enjoy rail connections to some of West Yorkshire's most interesting towns and countryside destinations.

Although Guiseley is not a regular heritage steam railway stop, the wider Yorkshire region has a rich railway heritage. Enthusiasts can enjoy preserved steam locomotives and heritage railway experiences at nearby attractions, including the Keighley and Worth Valley Railway.

The famous Flying Scotsman and other historic locomotives occasionally operate special excursions across the national railway network, although their routes and timings vary.

For information about heritage railway journeys and special steam excursions, visit:

Keighley and Worth Valley Railway

West Coast Railways

☐ ☐ ☐ Countryside Rambles and Woodland Walks
Guiseley is ideally placed for exploring the beautiful countryside of Wharfedale and the surrounding Yorkshire landscape. There are several excellent walking routes within easy reach of the property.

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1. Otley Chevin Forest Park

Chevin Forest Park - Visit Leeds

Otley Chevin Forest Park

A Walk Over The Chevin Ridge, Otley

A wonderful destination for walkers, nature lovers and anyone who enjoys spectacular countryside views. The Chevin features extensive woodland, open heathland, rocky outcrops and panoramic views across Wharfedale.

There are several established walking routes, including:

West Chevin Historical Trail – approximately 2.5 miles.

The White House and Otley Chevin – approximately 6.5 miles.

Guiseley Gap Circular Walk – approximately 8.8 miles.

The Guiseley Gap walk is particularly interesting, taking in the surrounding countryside and the distinctive glacial valley between Airedale and Wharfedale.

Walking information and route maps:
https://www.chevinforest.co.uk/visit/self-guided-walks/

2. Esholt Woods

19 stunning photos taken in Leeds in 2019

Esholt Woods Walking and Cycle Route

Esholt Circular

A lovely natural woodland area offering peaceful walking and cycling routes. Esholt Woods comprises several interconnected woodlands, including Spring Wood, Belmont Wood, Jerrison Wood and Sodhall Hill.

Visitors can enjoy:

Woodland trails and peaceful footpaths.

Seasonal bluebells and spring wildflowers.

Wildlife watching and bird spotting.

Walks alongside Guiseley Beck.

Views across the surrounding countryside.

The woods are particularly attractive in spring and autumn.

Further information:
https://bradforddistrictparks.org/park/esholt-woods/

3. Parkinson Park, Guiseley

Parkinson Park - A Park In Guiseley | Yorkshire.com

A pleasant local green space offering an opportunity for a more leisurely stroll. The park also has family-friendly trails, including a Story Trail, I-Spy Trail and Orchard Trail.

Further information:
https://wharfedale.mumbler.co.uk/kids/days-out/walks-and-the-great-outdoors/

☐ ☐ ☐ Canal-side Strolls and Riverside Walks
Walks in Esholt | Walkshire | Yorkshire.com

Barges and boats on the Leeds Liverpool canal near Apperley Bridge

The Leeds and Liverpool Canal and the River Aire provide further opportunities for enjoyable walks, cycling and wildlife spotting.

The canal can be accessed around the Esholt and Apperley Bridge areas, where visitors can enjoy peaceful towpath walks through attractive countryside.

Popular places to explore include:

Esholt: Enjoy the surrounding woodland, Guiseley Beck and nearby waterways.

Apperley Bridge: A lovely starting point for a canal-side walk, with attractive waterside scenery.

Shipley: Explore the canal towpath and continue towards Saltaire, a UNESCO World Heritage Site.

Baildon: Enjoy the surrounding countryside and elevated views across the Aire Valley.

These locations offer a variety of walking opportunities, from gentle waterside strolls to longer countryside adventures.

Local places to explore:-

Guiseley and surrounding countryside

☐ Otley Chevin Forest Park

☐ Esholt Woods

☐ Parkinson Park

☐ Apperley Bridge Canal

Useful Local Information

Leeds City Council – Chevin Forest Park

Bradford District Parks – Esholt Woods

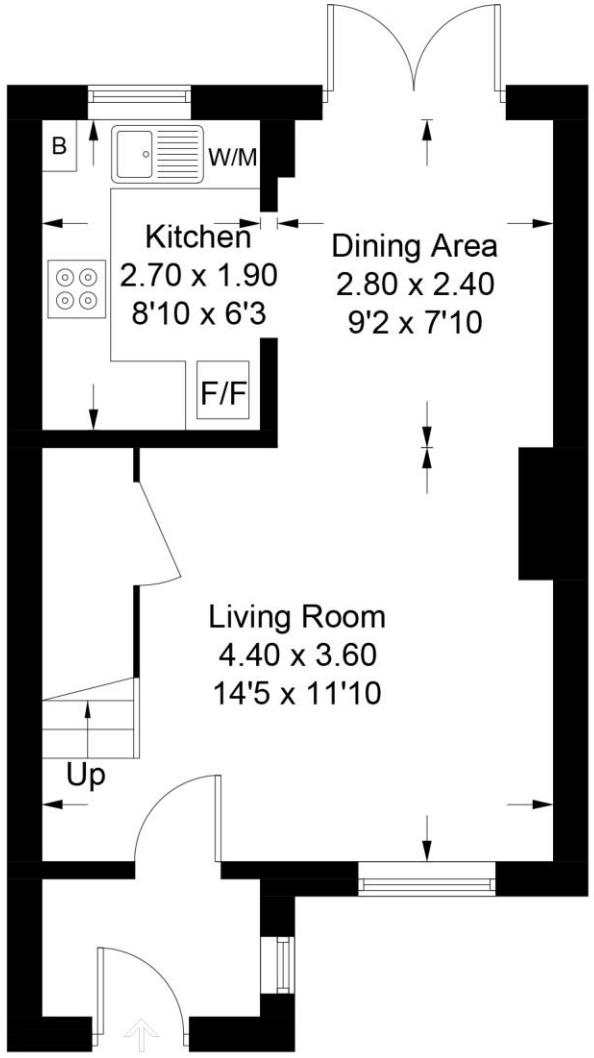
Chevin Forest – Walking Routes and Maps

National Rail – Train Times and Tickets

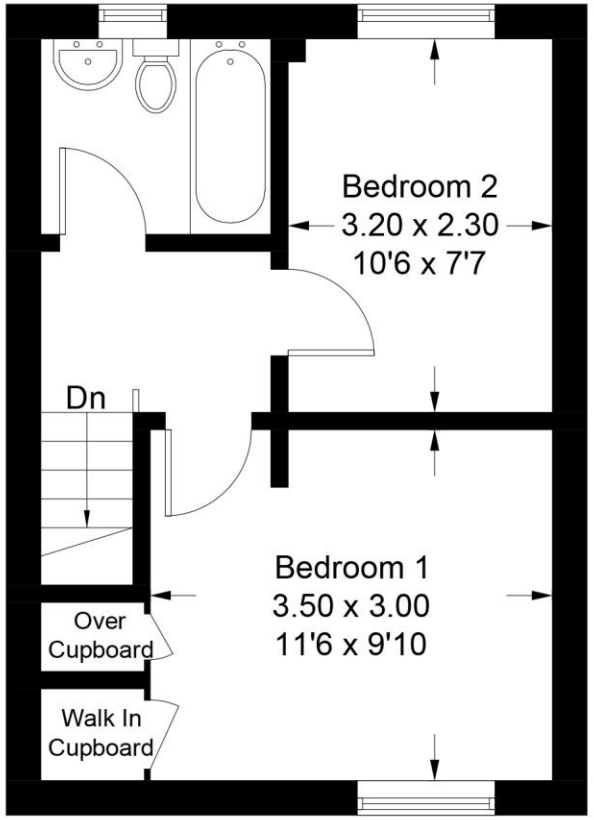
Guiseley offers a lovely balance of town amenities, convenient railway connections and access to some beautiful Yorkshire countryside, making it an excellent base for exploring the local area.

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Approximate Gross Internal Area = 60.3 sq m / 649 sq ft

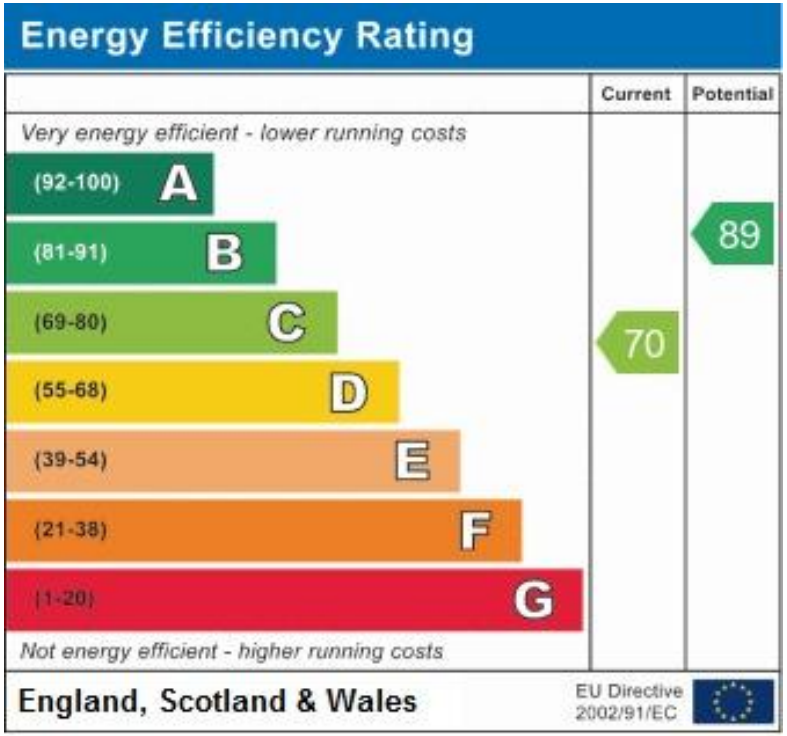


Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID725327)



Address:
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GUI070215

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