

# Ornella's Estates

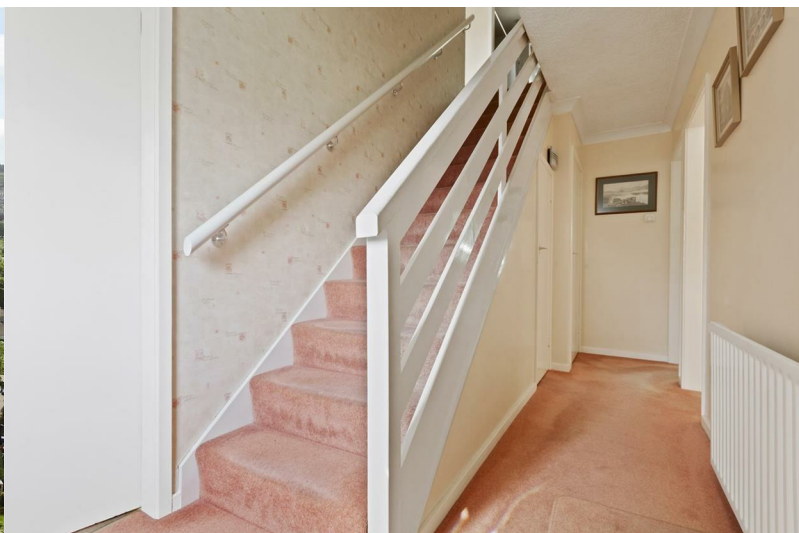
PROUDLY INDEPENDENT



## 12 St. Oswalds Garth

Guiseley, Leeds, LS20 9BN

Price £525,000



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## INTRODUCTION

Tucked away within one of Guiseley's most sought-after cul-de-sacs, this exceptional substantial detached residence is a truly rare opportunity — a home that has been cherished by the same family since the wedding of King Charles III and Diana, Princess of Wales. Steeped in warmth, love and treasured memories, it now awaits its next chapter with a fortunate new family.

From the moment you arrive, the striking kerb appeal is undeniable. Set proudly within beautifully maintained grounds, the property immediately impresses with its commanding presence, driveway, garage and immaculate gardens, all combining to create a home of both distinction and timeless elegance.

The setting is simply magical. Backing directly onto the picturesque grounds of St Oswald's Church, the rear gardens enjoy breathtaking uninterrupted views across the Old Rectory Gardens and tranquil lake, where wildlife flourishes in complete serenity. The gentle sound of church bells drifting through the air only adds to the enchanting atmosphere, creating a peaceful sanctuary that feels worlds away from everyday life.

Internally, this wonderful home offers an abundance of bright, spacious and beautifully balanced accommodation, perfectly designed for family living. A welcoming light-filled hallway leads to a guest W.C., an impressive family lounge, a substantial formal dining room ideal for entertaining, and a fitted kitchen overlooking the stunning gardens.

To the first floor are four generous double bedrooms together with a spacious family bathroom, offering ample room for growing families and visiting guests alike.

Without question, the true heart of this remarkable home lies within the spectacular rear gardens. Lovingly cultivated over decades, they provide an idyllic outdoor retreat with paved patio seating areas perfect for summer gatherings, leading onto a large enclosed lawn surrounded by a vibrant array of mature flowers, trees and established shrubbery. Beyond, the captivating backdrop of the church grounds and lake creates a setting of extraordinary beauty and tranquility rarely found.

This is far more than simply a house — it is a forever family home filled with soul, character and decades of happiness. A place where children can grow up safely, memories can be made for generations to come, and every season can be enjoyed in truly stunning surroundings.

Homes of this calibre and setting are exceptionally rare. Early viewing is absolutely essential to fully appreciate everything this extraordinary residence has to offer.

## WHAT OUR VENDORS SAY

"This was our parents forever house, selecting it for its prime location on the St. Oswalds Garth development back in 1981. We moved in as a family before flying the nest and have enjoyed coming back with up to 4 generations having BBQs and sitting out in its peaceful garden overlooking the beautiful rectory grounds and lake".

## LOCATION

Nestled in the heart of Guiseley, St Oswalds Garth offers a wonderfully welcoming place to call home, combining peaceful residential living with excellent local amenities and beautiful Yorkshire surroundings. The area is centred around the historic St Oswald's Church, a charming landmark that adds character and community spirit to the village atmosphere. Families are especially drawn to the area thanks to its excellent choice of nurseries and schools, including St Oswald's CofE Primary School, Tranmere Park Primary School and Guiseley School, alongside nearby nurseries and childcare settings that make family life convenient and well connected. Everyday shopping is easy with local supermarkets such as Morrisons, ALDI, M&S Foodhall and independent stores including Guiseley Supermarket all close by. Residents can also enjoy a fantastic selection of restaurants, cafes and eateries including Cena Bistro, Tuana Guiseley, The Bird Restaurant, Siam corner, Twenty8 Coffee, Mi Sucre BakeShop, Barrell's and The Choccy Pig, creating a vibrant and friendly local scene. For those who love the outdoors, the surrounding countryside offers picturesque walks across the Chevin, Esholt Woods and nearby rolling Yorkshire landscapes, perfect for weekend strolls and family adventures. Excellent transport links add even more appeal, with Guiseley railway station providing direct connections into Leeds and Bradford, while Leeds Bradford Airport is just a short drive away, making travel for business or holidays incredibly convenient. Altogether, St Oswalds Garth combines village charm, strong community spirit and modern convenience, making it a truly desirable place to live.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 9BN

## APPROACH

As you approach this lovely house at the head of a quiet cul-de-sac position, you immediately see the kerb appeal it offers. Comprising:

## ENTRANCE HALLWAY

Offering an abundance of natural light this spacious and inviting hallway comprises composite entrance door to the front elevation. Single radiator. Stairs to first floor. Understairs storage room. Doors leading to:

## DOWNSTAIRS W.C.

5'6" x 2'10" (1.688 x 0.874)

Always useful to have. Comprising low level w.c. Wash hand basin. Extractor fan. Coving to ceiling.

## SPACIOUS FAMILY LOUNGE

19'0" x 11'10" (5.797 x 3.619)

Well this spacious family lounge is perfect for all the family. Again offering an abundance of natural light throughout. Comprising Upvc double glazed windows to the front and rear elevations overlooking the gardens. Gas fire with marble back and base with ornate surround. Two single radiators. Coving to ceiling. TV point.

## SPACIOUS FAMILY DINING ROOM

12'7" x 9'8" (3.856 x 2.957)

Great for entertaining family and friends. Imagine all the Christmas dinners that have taken place. Comprising Upvc double glazed windows to the front elevation. Single radiator.

## FITTED KITCHEN

13'0" x 8'9" (3.987 x 2.671)

Many meals have been cooked in this lovely kitchen. Comprising Upvc double glazed windows overlooking the stunning rear garden and church gardens. A wide range of wall and base units with laminate worktops. Stainless steel sink one and a half bowl single drainer. Points for electric cooker with stainless steel extractor fan over. Points for washing machine, dishwasher and fridge freezer. Part tiled walls. Inset spot lights.

## REAR ENTRANCE HALLWAY

Upvc double glazed door to rear elevation overlooking the garden.

## FIRST FLOOR

## LANDING AREA

Access to loft. Doors leading to:

## BEDROOM.1.

12'7" x 12'0" into recess (3.839 x 3.669 into recess)

A fabulous double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

## BEDROOM.2.

12'9" x 10'5" (3.904 x 3.194)

Another great double bedroom comprising Upvc double glazed window to the front elevation. Single radiator. Coving to ceiling. Built in walk in wardrobe.

## BEDROOM.3.

11'0" x 9'6" (3.375 x 2.915)

Another great double bedroom comprising Upvc double glazed windows to the rear elevation overlooking the garden and views over the church gardens. Single radiator.

## BEDROOM.4.

9'1" x 8'9" (2.770 x 2.677)

Another great double bedroom comprising Upvc double glazed windows to the rear elevation overlooking the gardens and church gardens. Single radiator. Coving to ceiling.

Tel: 01943 661506

## HOUSE BATHROOM

9'4" x 5'9" (2.852 x 1.777)

Comprising bath, wash hand basin, low level w.c. Single radiator. Part tiled walls. Cupboard housing water tank.

## OUTSIDE

### DRIVEWAY AND GARAGE

To the outside there is a driveway providing ample off street parking leading to a detached garage with up and over doors, power and lights.

### WRAP AROUND GARDENS TO FRONT, SIDE AND REAR

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### ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

### PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

### MORTGAGES

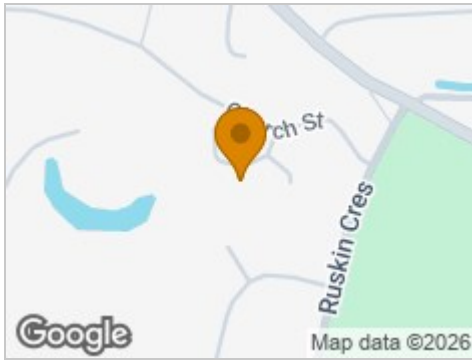
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

### BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



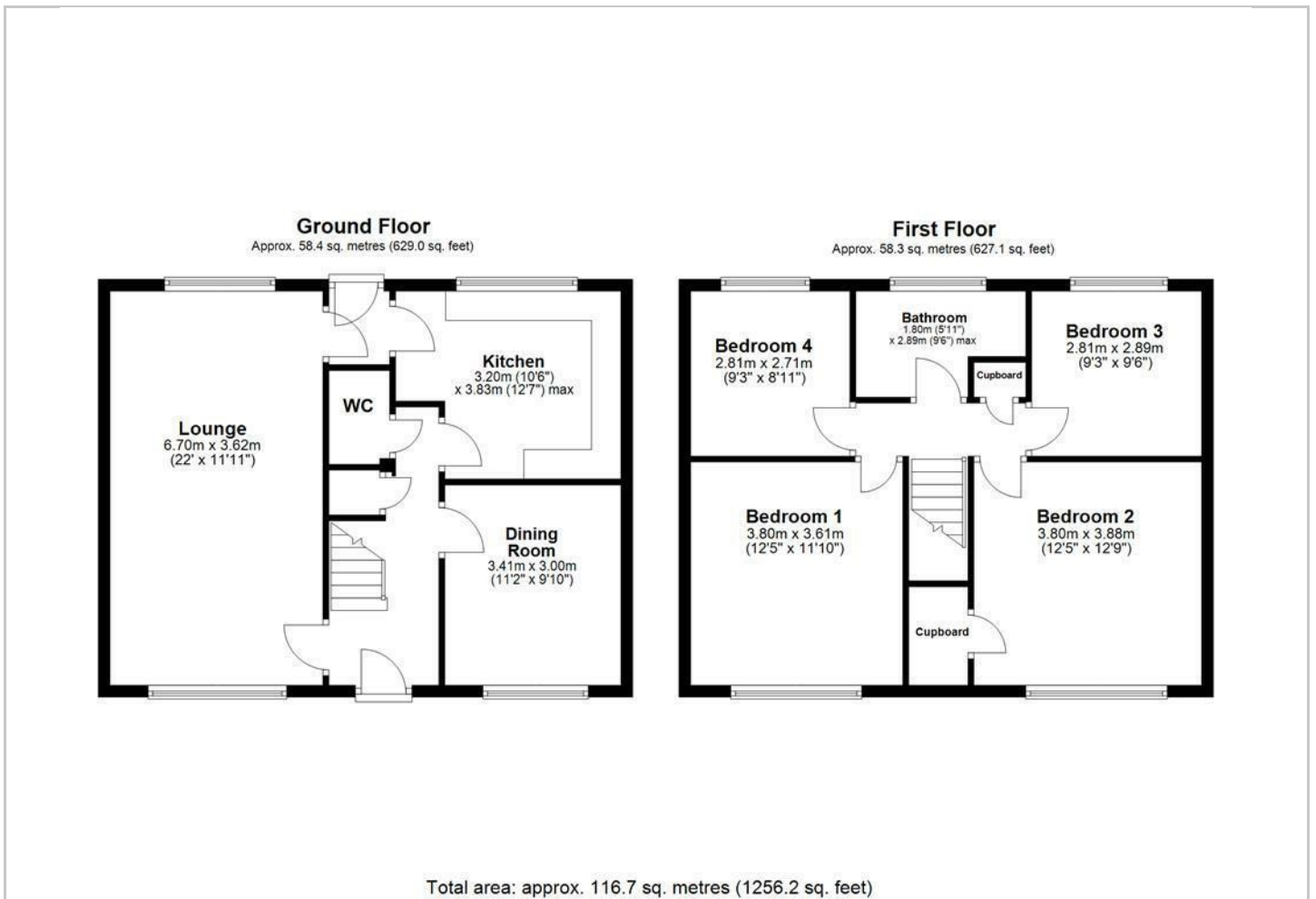
## Hybrid Map



## Terrain Map



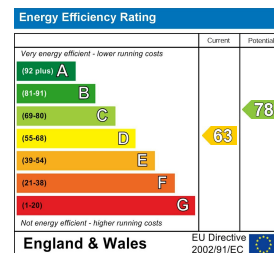
## Floor Plan



## Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.