



Hillside, Oxford Avenue, Guiseley, Leeds, LS20 9BY

A captivating individually designed 1930's detached family home situated in an elevated position with commanding views across the valley. Built originally by the Moon family, this wonderful home offers spacious family living with a blend of both period and modern finishes. Boasting four bedrooms, house bathroom plus en suite, study, two spacious reception rooms, conservatory, guest W.C., and a spacious kitchen diner. The large plot offers ample driveway parking, garage store, bar, and landscaped gardens to the rear.

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Guide Price: £675,000

General Remarks

This commanding 1930s detached family home, fondly known as “Hillside”, occupies an enviable elevated position with far-reaching, panoramic views across the valley. At the time of its construction, it was the only residence at the top of Oxford Avenue, giving it a unique sense of prominence and history. Originally built by the Moon family, who operated a nearby fabric mill and is still in operation today, the property beautifully combines its rich heritage with carefully considered modern living.

This impressive home offers spacious and versatile accommodation, ideal for growing families and those who enjoy entertaining. The welcoming entrance begins in a charming porch where the original stained glass entrance door and floor tiles remain making a lovely feature, leading through to a notably wide entrance hallway. The sense of space is immediate, further enhanced by a staircase that is wider than typical of the era, creating a real feeling of arrival.

The principal reception rooms are positioned to the front of the property, where large windows, complemented by characterful side windows set within recessed alcoves, have been thoughtfully designed to fully capture the stunning outlook. These rooms are flooded with natural light and retain a number of original features, including beautiful stained glass windows that add both charm and character.

To the rear, the home continues to impress with a spacious kitchen diner forming the heart of the house, with large central island and impressive bi-folding doors, alongside a delightful conservatory that enjoys views over the garden, and a guest W.C. completes the ground floor.



To the first floor, a spacious landing enhances the sense of openness, featuring a charming window seat that overlooks the rear garden. There is also a dedicated office space, perfectly suited to those working from home. The property offers four well-proportioned bedrooms, including two particularly generous front-facing double bedrooms, both benefitting from those far-reaching valley views and fitted with built-in wardrobes. The principal bedroom is further enhanced by en suite facilities, while a stylish house bathroom complete with a Victorian style bath and separate shower cubicle serves the remaining rooms.

Externally, the property occupies a substantial and well-balanced plot. A long driveway provides ample off-street parking and leads to a garage store, while there is additional space to the side of the property offering potential for a further driveway if desired. The rear garden is a true highlight - beautifully maintained and thoughtfully landscaped, with lush lawns, well-stocked borders, and a variety of patio areas designed to follow the sun throughout the day and into the evening. It is a space perfectly suited for both relaxation and entertaining, further complemented by a bar area ideal for social occasions.

“Hillside” represents a rare opportunity to acquire a home of genuine character, historical significance, and generous proportions, all set within a highly desirable and elevated position.







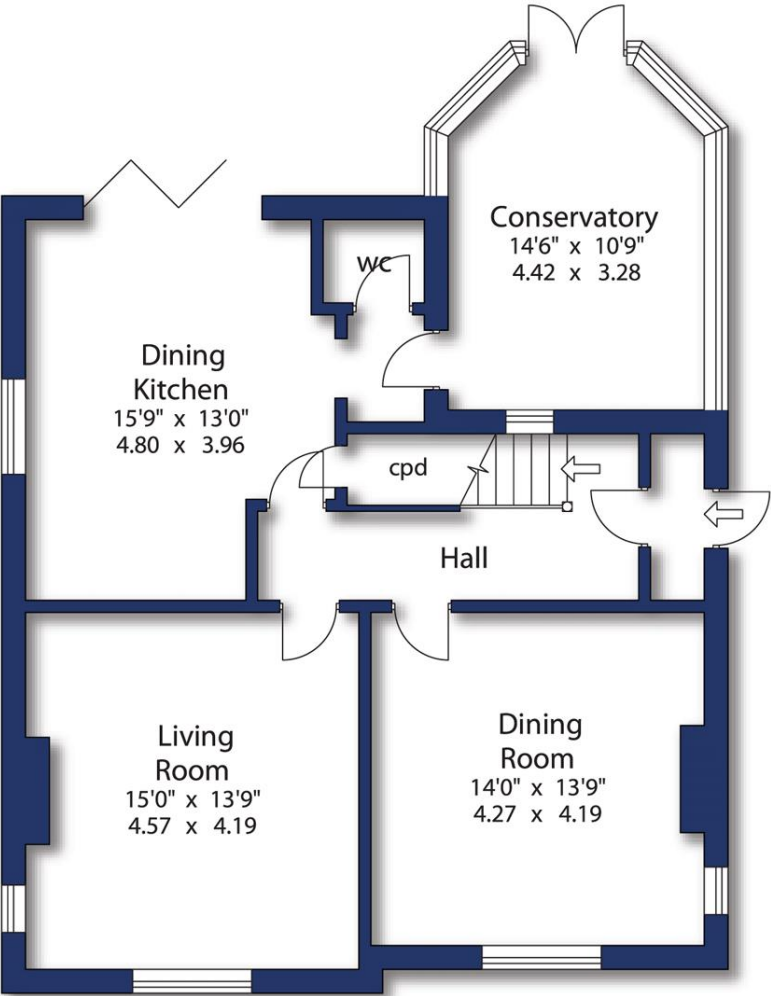








Floorplans



Ground Floor



First Floor

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Directions

Proceed along the A65 Otley Road towards White Cross. At the traffic lights turn right into Oxford Road and just before reaching the school turn left into Oxford Avenue. Follow the road up to the top and just before the road starts to bend, the property will be found on the right-hand side.

What3Words cover.cuddling.cone

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Off-street driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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