



West End Terrace, Guiseley, Leeds, West Yorkshire, LS20 8LX

A recently renovated and immaculately presented through terrace occupying a highly convenient location within close proximity of the many amenities at White Cross. Having two bedrooms, shower room, living room and an open plan kitchen diner. Additionally benefitting from a useful loft room accessed via a spiral staircase. off-street driveway

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Guide Price: £279,000

General Remarks

This stunning home has been comprehensively renovated and significantly improved by the current owners, creating a beautifully presented property that offers true turnkey accommodation. Finished to an exceptional standard throughout, the property combines character features with contemporary styling and is ideally situated within easy reach of a wide range of local amenities, shops, cafes and transport links.

Upon entering the property, you are welcomed into an impressive living room that immediately sets the tone for the quality found throughout the home. A striking exposed brick chimney breast incorporating a wood-burning stove creates an attractive focal point, while plantation shutters and stylish herringbone engineered wood flooring add warmth and character.

To the rear, the superb dining kitchen provides a bright and airy space, perfect for both everyday living and entertaining. The kitchen is fitted with an attractive range of shaker-style units complemented by quartz worktops and quality integrated appliances. A dedicated dining area provides ample space for family meals and social gatherings, whilst the continuation of the herringbone flooring from the living room creates a seamless flow throughout the ground



floor. A useful understairs storage cupboard further enhances the practicality of the accommodation.

The first floor offers two well-proportioned bedrooms. The principal bedroom is particularly generous in size and features an attractive exposed brick chimney breast, continuing the property's characterful theme. The second bedroom is also a comfortable double room. Serving the bedrooms is a beautifully appointed shower room, finished with natural-toned tiling, a contemporary vanity unit and high-quality fittings, creating a luxurious and stylish space.

A spiral staircase from the landing leads to a highly versatile occasional loft room, illuminated by Velux-style roof windows. This useful additional space offers flexibility for a variety of uses, including a home office, hobby room or occasional guest accommodation, subject to individual requirements.

Externally, the property benefits from the rare advantage of dedicated off-road parking to







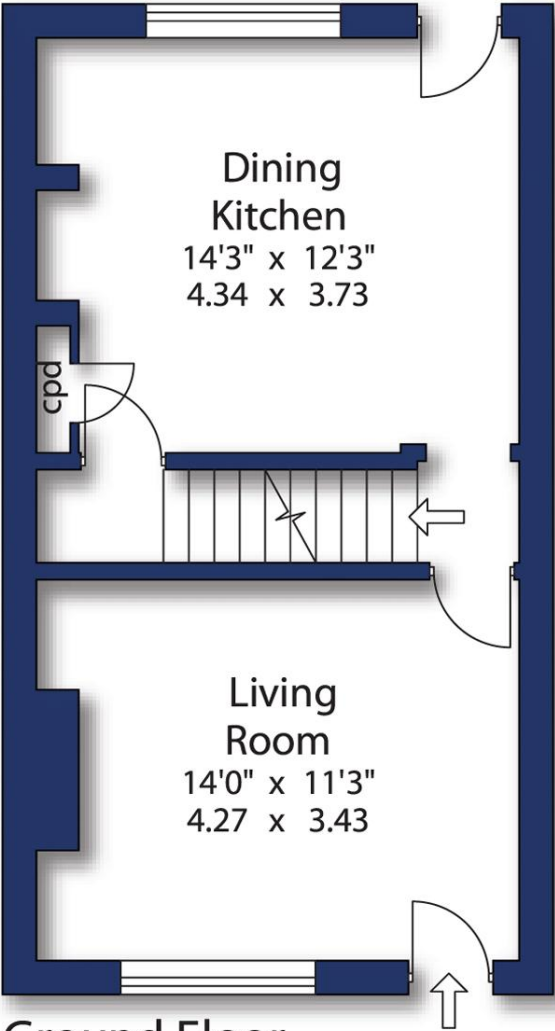




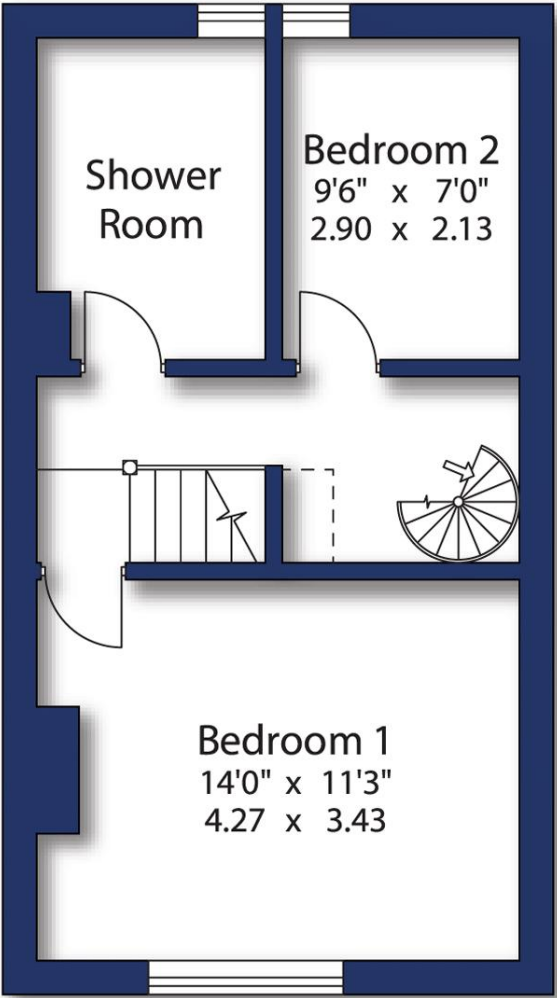




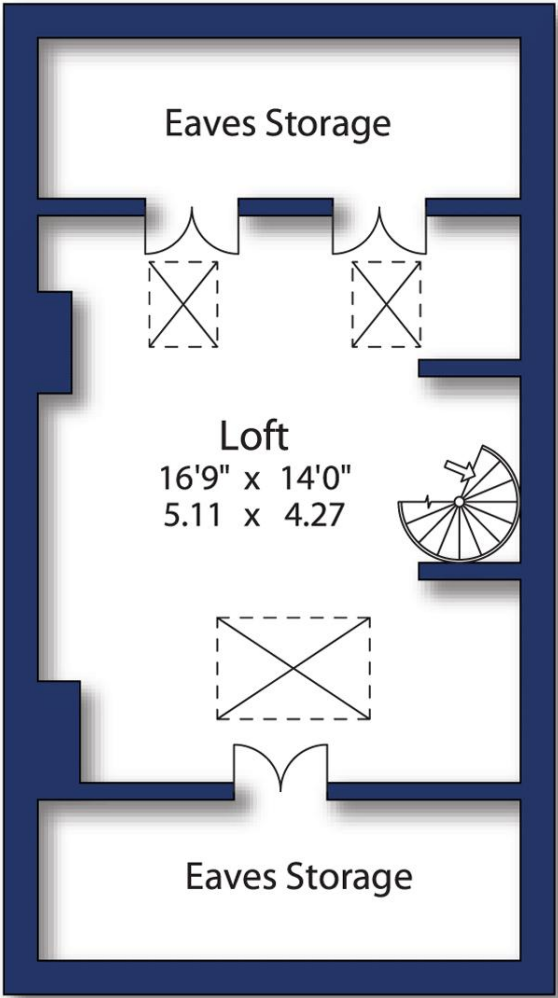
Floorplans



Ground Floor



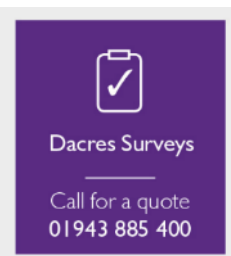
First Floor



Second Floor



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Directions

From the centre of Guiseley proceed down the A65 in the direction of Ilkley. Head straight ahead at the traffic lights and after passing Guiseley football ground on the right hand side turn left into West End terrace where the property can be found on the left hand side and identified by Dacre, Son & Hartley's For Sale board.

What3Words voted.narrates.cabbies

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently B

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](#)

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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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