



Greencroft Cottage, The Green, Guiseley, West Yorkshire, LS20 9BB

A characterful and locally historic stone-built detached cottage dating back to the mid-19th century, thoughtfully restored and sympathetically modernised throughout. The property combines period charm with contemporary living, including a recently upgraded high-quality kitchen and modern bathroom. The accommodation comprises three bedrooms, house bathroom, open-plan kitchen diner and inviting living room, complemented externally by attractive cottage-style gardens and a garage for parking/storage.

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Greencroft Cottage, The Green, Guiseley, West Yorkshire, LS20 9BB

Guide Price: £595,000

General Remarks

Greencroft Cottage is a charming and characterful stone-built detached cottage, rich in local history and believed to date back to the mid-19th century, occupying a delightful setting and offering a wonderful blend of period charm and contemporary living.

Lovingly restored and thoughtfully modernised throughout by the current owner, the property retains an abundance of character whilst benefiting from a recently upgraded high-quality kitchen and stylish modern house bathroom.

The well-proportioned accommodation includes three bedrooms, a beautifully presented house bathroom, an inviting living room and a superb open-plan kitchen diner, creating a sociable and versatile heart to the home. A highly useful, vaulted cellar provides excellent additional storage and offers a wealth of potential for practical use, further enhancing the property's overall appeal and functionality.

Externally, the cottage is complemented by beautifully established cottage-style gardens, thoughtfully landscaped with well-stocked planted borders, areas of lawn and attractive Indian stone patios, creating a charming and relaxing outdoor setting ideal for sitting out, entertaining and enjoying the surrounding character of this delightful home. The property also benefits



from a garage, providing valuable off-street parking together with useful additional storage or workshop space.

Overall, this is a rare opportunity to acquire a distinctive and much-loved period cottage, combining genuine historic character with tasteful modern improvements and a wonderful sense of charm throughout.

The property benefits from excellent access to the heart of Guiseley with its many shops, bars, restaurants, and popular golf courses. Within close proximity and perfectly situated for those who commute by train is the railway station which provides links to Leeds, Bradford and Ilkley, whilst for those travelling further afield, Leeds and Bradford International Airport is situated close by in nearby Yeadon. A short drive away and appealing to those who partake in outdoor pursuits there is a variety of open countryside, including moors, open fields, farmland and countryside.

Agents Note

Neighbouring properties have a right of access through the garden for maintenance only.







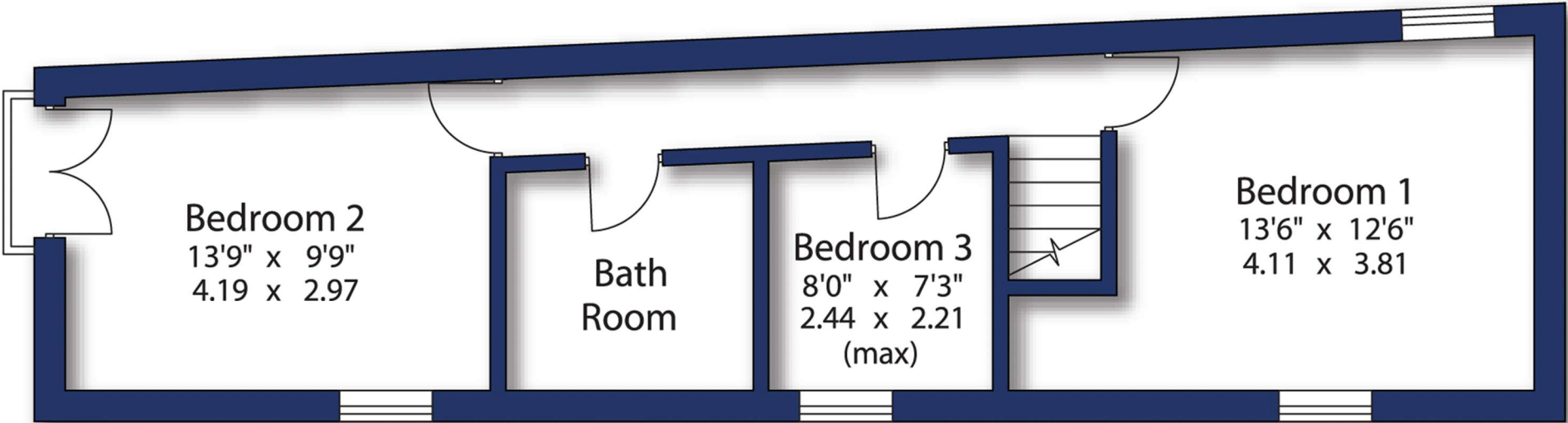




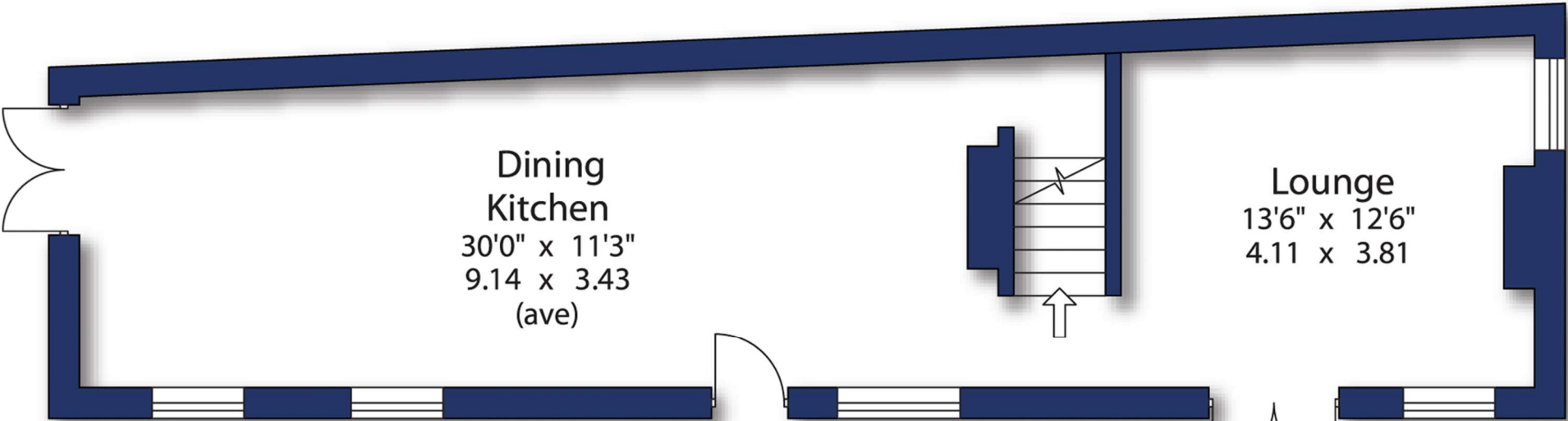




Floorplans



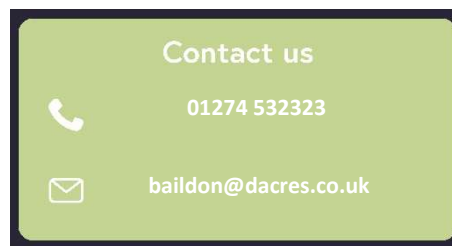
First Floor



Ground Floor



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Directions

Proceed along the A65 (Otley Road) towards Nunroyd Park. At the traffic lights near Aireborough Leisure Centre turn left and proceed along this road past the Leisure Centre and after a short distance, just after the turning for Greencroft Mews, the property can be found on the lefthand side beyond the gates.

What3Words spoken.probe.gone

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Garage 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/collections/flood-risk-information)

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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