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Victoria Road, Guiseley, Leeds, LS20 8DQ

A beautifully presented, substantial stone-built terrace home dating back to the 1930's, combining charming original features with stylish modern touches. Offering three/four bedrooms, a generous house bathroom, a welcoming lounge, an open-plan kitchen diner, and a highly useful multi-room cellar with external access, this property is perfect for contemporary family living.

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Victoria Road, Guiseley, Leeds, West Yorkshire, LS20 8DQ

Guide Price: £289,950



General Remarks

This characterful home seamlessly blends period charm with modern finishes, creating a property that is both warm and contemporary. Arranged over four floors, the flexible accommodation is ideally suited to modern family living, while also offering excellent space for home working or visiting guests. The current owners have significantly enhanced the property during their ownership, including the installation of a stylish dining kitchen, an upgraded house bathroom, a replacement roof, and a new central heating boiler, providing peace of mind for prospective purchasers.

To the lower ground floor is a highly useful multi-room cellar, providing extensive storage and offering potential for conversion into additional living accommodation, subject to any necessary consents. The cellar also benefits from external access to the rear of the property.

The ground floor comprises a welcoming entrance hallway, leading to an impressive dining kitchen that provides a fantastic space for both everyday family life and entertaining. Also on this level is a spacious living room.

The first floor offers a generous principal double bedroom, a well-appointed house bathroom featuring a freestanding bath and separate shower cubicle, and a useful office or nursery. To the second floor are two further double bedrooms, both complemented by useful eaves storage.

The home enjoys a highly regarded location within Guiseley – within walking distance to a variety of amenities and short drive to open countryside and the Victorian spa towns of Ilkley and Harrogate. The community retains a broad range of everyday amenities including local shops, a highly regarded primary school, medical centre and churches of a number of denominations. There are sports clubs on offer, whilst the surrounding countryside offers many an opportunity for rural pursuits. The commercial centres of Leeds and Bradford are within commuting distance by road, however, Guiseley is also well catered for by a rail link to Ilkley, Leeds and Bradford. For those traveling further afield, Leeds/Bradford International Airport is situated a short drive away in nearby Yeadon.


TRAVEL











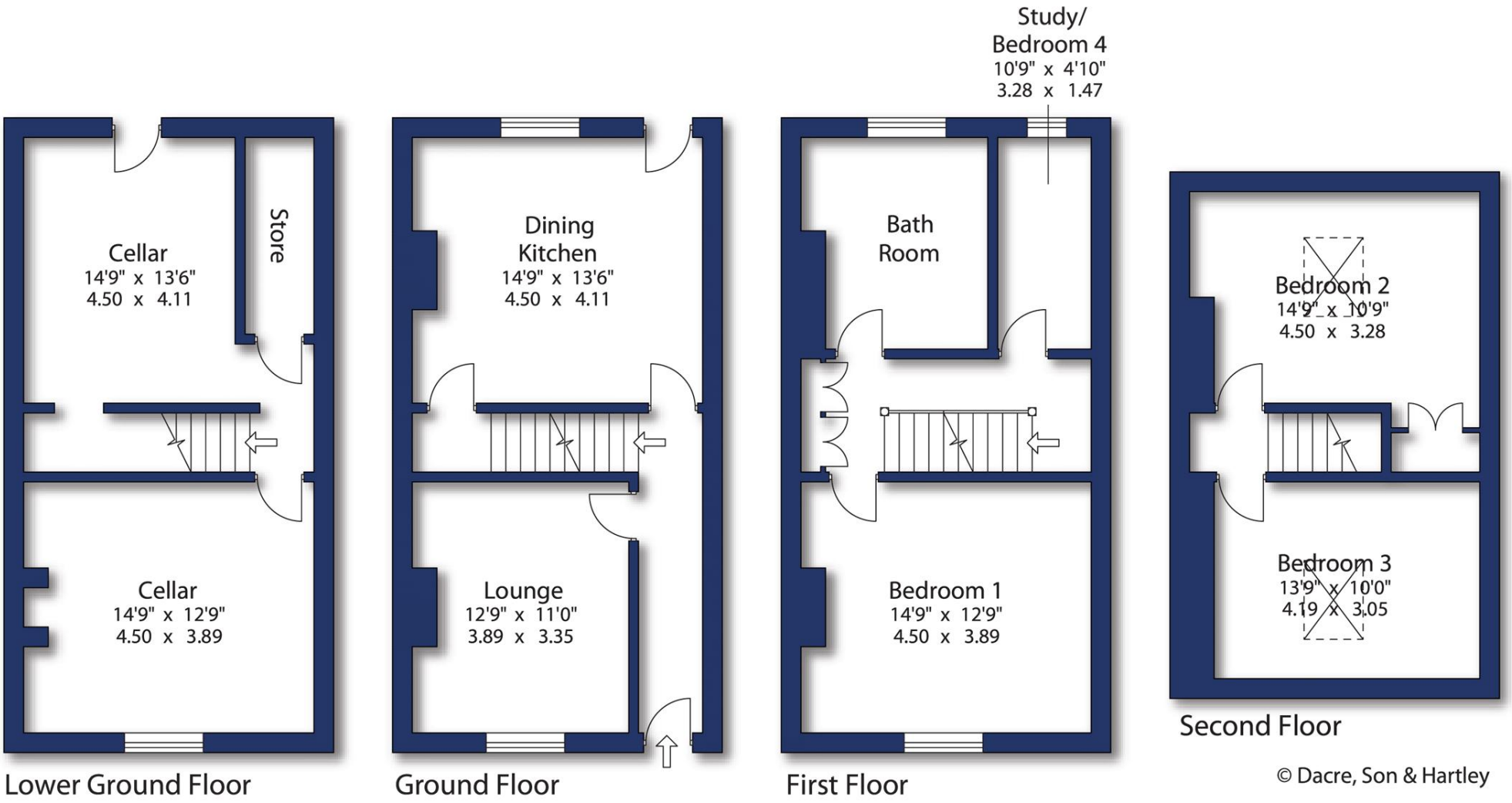




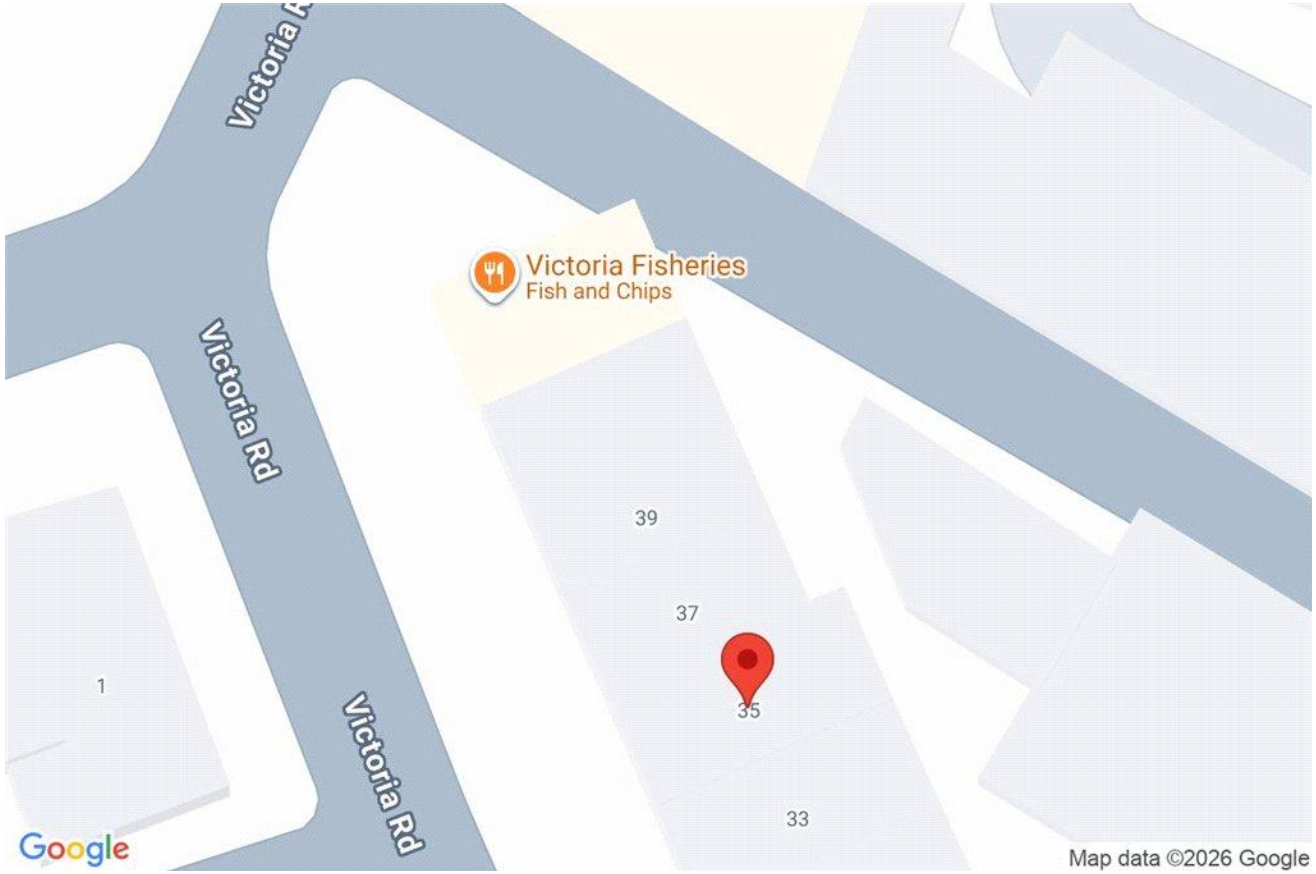

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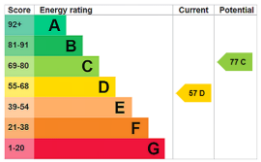
Floorplans



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Contact us
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Directions

Proceed along the A65 in the direction of Ilkley. At the traffic lights turn left onto Victoria Road following the road round the corner to the left whereupon the property can be found on the left hand side.

What3Words score.sunset.bottle

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Permit 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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