

Ornella's Estates

PROUDLY INDEPENDENT



5 Queens Terrace

Guiseley, Leeds, LS20 8BW

Price £439,000



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INTRODUCTION

FEW PROPERTIES HAVE THE ABILITY TO STIR EMOTION EVEN BEFORE YOU HAVE WALKED THROUGH THE THRESHOLD. HOWEVER, THIS STUNNING AND BEAUTIFULLY PRESENTED MID STONE VICTORIAN TERRACE DOES EXACTLY THAT. THIS BEAUTIFULLY PRESENTED FAMILY HOME HAS EVERYTHING TO OFFER, EASY WALKING DISTANCE TO GUISELEY TRAIN STATION, ALL LOCAL AMENITIES, GREAT SCHOOLS AND TRANSPORT LINKS. As you enter you get the feeling of how light and airy it is, with high ceilings and some great original features. Comprising entrance hallway, fabulous family lounge with open fire place, bespoke open plan fitted kitchen with high quality fixture and fittings including a Quooker tap, leading into the family dining area. To the lower ground floor there is a fabulous cellar with three great storage rooms. To the first floor there are two large double bedrooms and a luxury house bathroom. To the 2nd floor there are another two double bedrooms, one with an ensuite shower room. To the front of the property there is a easy maintained garden. To the rear of the property there is off street parking for two cars, leading to a sheltered garden with a decked seating area, lawned area, flower and shrubbery. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS. EARLY VIEWING ESSENTIAL. NOT TO BE MISSED. CALL ORNELLA ON 01943 661506 AND I WILL BE DELIGHTED TO SHOW YOU ROUND THIS AMAZING HOUSE.

WHAT THE PROPERTY HAS MEANT TO OUR VENDOR

There have been so many moments of joy living in queens terrace.

When we first moved here my daughter was quite young and one of the benefits of the access road at the back was that all the children were able to play out and ride their trikes or draw hop scotch on the tarmac. This would often extend to a bbq with neighbor's! One thing that can't quite be appreciated from the main road is the oasis type feeling which is given by the canopy of trees across the back. We often refer to this as Guiseley rainforest and it really softens the background and makes one feel like you are so far from the centre of Guiseley. For my 50th birthday party last summer we were able to caterers prepare Bao buns and salt and pepper chips for the 25 guests - young and old in the garden. With candles and fairy lights in the sunken garden space it was really special and atmospheric.

Often on an evening, especially when it is dark and the fire lit I'll stand at the foot of the stairs and admire both the kitchen and lounge and the sense of both grandeur and coziness generated from the lights and the high ceilings.

Often I work from London and can be in the city by 9.15am if I catch the 06.15 from Guiseley or earlier if choosing to taxi to Leeds, but many a time the secret cut through to the train station has saved me vital minutes to avoid missing a train. Impromptu lights out in Leeds are made easier by being able to quickly jump on a train, and as my daughter grew older the safety of easy station access has been wonderful, as has the ability to ask her to pop to the shops for the missing ingredient for tea!

During covid the conversations and relationships with neighbor's was so important and I shall miss that opportunity to continue in a quick good morning or evening chat at the end of the day. I was certainly never lonely on "the Terrace".

GUISELEY

GUISELEY HAS A LOT TO OFFER AND IS A VERY DESIRABLE AREA TO LIVE. WITH AN ABUNDANCE OF SHOPS, RESTAURANTS, AND PUBLIC

HOUSES ALONG WITH MORRISONS SUPERMARKET THE CHOICE IS YOURS. THERE ARE FABULOUS SCHOOLS IN THE AREA AND TRANSPORT LINKS. GUISELEY TRAIN STATION HAS TRAINS TO LEEDS AND ILKLEY, THE A65 RUNS DIRECTLY INTO LEEDS, WITH MENSTON BEING ON THE DOOR STEP.

HOW TO FIND THE PROPERTY

SAT NAV LS20 8BW

ACCOMMODATION

ENTRANCE HALL

As you enter this beautiful and much loved home you immediately get the feeling of how light, spacious and airy it is. Comprising composite entrance door to the front elevation. Deep coving to ceiling. Single radiator. Stairs to first floor. Karndean flooring. Doors to:

FAMILY LOUNGE

15'4" into bay x 11'1" into recess (4.69 into bay x 3.40 into recess)

A stunning room comprising sash windows to the front elevation complimented by beautiful plantation shutters. Deep coving to ceiling. Ceiling rose. TV point. Open fire place with cast iron surround and made to fit grate, granite base and wooden mantelpiece. Karndean flooring. Radiator.

BESPOKE FITTED OPEN PLAN DINING KITCHEN

24'5" max x 14'11" (7.45 max x 4.57)

WOW. This is the heart of the house with no expense spared. So beautiful with solid wood hand made bespoke Laurence Campbell of Otley fitted wall and base units with quartz worktops, centre island including a Quooker waterfall feature to the island. Integral dishwasher. Deep coving to ceiling Double radiator. Point and plumbing for an American double fridge freezer. Inset spot lights. Integral microwave Sterling cooker with induction hob and extractor fan over. Upvc triple glazed sash windows to the rear elevation, sympathetic to the style of the house and complimented with plantation shutters. TV point. Composite door to rear elevation. Two double radiators. Skylight window. This leads to a beautiful dining area, offering an abundance of natural light with a large skylight window. Great for entertaining family and friends. Karndean flooring. Door leading to:

LOWER GROUND LEVEL/CELLARS

To the basement there are three storage rooms (great for converting into extra space). Points for washer and Dryer. Boiler.

FIRST FLOOR

LANDING AREA

Comprising storage cupboard. Stairs to 2nd floor. Radiator. Doors leading to:

MASTER BEDROOM

15'0" into recess x 12'6" (4.59 into recess x 3.82)

A stunning double bedroom comprising Upvc double glazed sash windows to the front elevation complimented by plantation shutters. Coving to ceiling. Radiator.

BEDROOM.2.

11'4" x 9'6" (3.46 x 2.92)

Another great double bedroom comprising Upvc triple glazed sash window to the rear elevation which is sympathetic with the style of the house and overlooking the garden complimented by wooden shutters. Radiator.

Tel: 01943 661506

LUXURY HOUSE SHOWER ROOM

12'4" x 4'5" (3.77 x 1.36)

A beautiful house shower room comprising triple walk in shower cubicle. Vanity unit with built in wash hand basin and low level w.c. Part tiled walls, Radiator. Inset spotlights. Upvc double glazed sash windows to rear elevation.

2ND FLOOR LANDING

Doors to:

BEDROOM.3.

14'3" x 11'6" (4.35 x 3.52)

Another great double bedroom comprising Upvc double glazed window to the rear elevation. Radiator. Door to:

ENSUITE SHOWER ROOM

4'8" x 5'0" (1.44 x 1.53)

Comprising shower cubicle. Vanity unit with built in wash hand basin. Low level w.c. Part tiled walls. Extractor fan. Inset spotlights.

BEDROOM.4.

14'2" x 9'3" (4.34 x 2.84)

Another great double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

OUTSIDE

FRONT GARDEN

To the front of the property there is an easy maintained garden.

OFF STREET PARKING

To the rear of the property there is a great driveway providing ample off street parking for two cars on size.

REAR GARDEN

To the rear of the property there is a garden which is sheltered and surrounded by trees to increase the feeling of seclusion. mainly laid to lawn, leading to a lovely decked seating area, great for sitting out with family and friends.

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



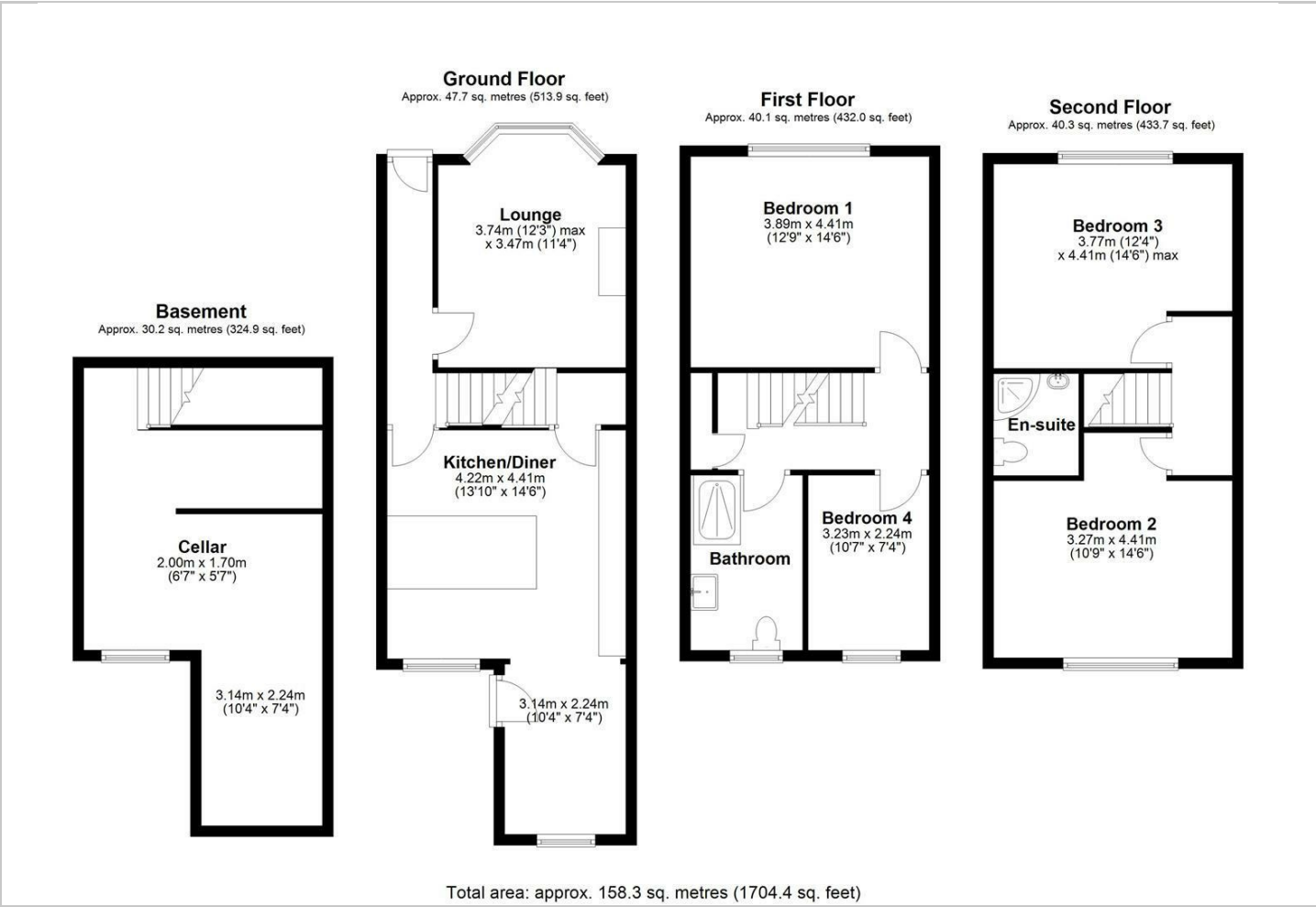
Hybrid Map



Terrain Map



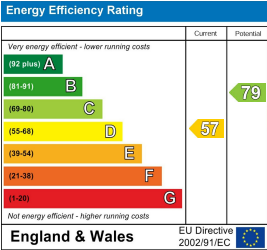
Floor Plan



Viewing

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

Energy Efficiency Graph



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