

HUNTERS®

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16 Mount Pleasant, Guiseley, Leeds, LS20 9EB

Price £449,950

Property Images



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GROSS INTERNAL AREA
BASEMENT: 19 m², FLOOR 1: 59 m²
FLOOR 2: 42 m², FLOOR 3: 30 m²
TOTAL: 150 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

With views to fields, this exquisite four-storey stone terrace epitomises timeless elegance and rural tranquility. Restored with meticulous care by its current owners, this residence seamlessly marries period features with modern comforts, offering a captivating blend of historical charm and contemporary living.

Upon entering, you're greeted by a welcoming entrance hallway adorned with a composite entrance door, setting the tone for the enchanting ambiance that permeates throughout. Original wooden doors and exposed stone mullioned windows punctuate the space, casting dappled light and shadows that dance across the interior.

The heart of the home, the farmhouse kitchen, exudes rustic charm and functionality. Bathed in natural light streaming through the exposed stone mullioned window, this culinary haven boasts a seamless fusion of traditional aesthetics and modern conveniences, offering a delightful space for culinary exploration and gathering.

Adjacent to the kitchen, the living room beckons with its inviting warmth and timeless allure. An open fire, framed by a stone surround, serves as the focal point, providing a cozy retreat for quiet evenings spent in the glow of the flames. Large windows offer glimpses of the scenic surroundings, inviting the beauty of the outdoors inside.

Further enhancing the living space, a versatile playroom awaits, offering a sanctuary for relaxation and entertainment. Patio doors lead out to the expansive rear garden, blurring the lines between indoor and outdoor living and creating a seamless flow for leisure and enjoyment.

Descending to the basement level, a vaulted cellar offers invaluable storage space and the potential for conversion, presenting a blank canvas for future expansion or customization to suit the unique needs of the homeowner.

Ascending to the first floor, a sense of serenity pervades as you discover the generously proportioned main bedroom, where period features and modern comforts harmonize effortlessly. A second bedroom provides additional accommodation, while a conveniently located house shower room ensures practicality without compromising on style.

On the second floor, the allure of panoramic views awaits, offering a breathtaking backdrop to the final two bedrooms and a well-appointed bathroom. Here, every glance out of the window reveals the picturesque vistas of Guiseley, creating an enchanting ambiance that captures the essence of countryside living.

Positioned for utmost convenience, the property enjoys easy access to several highly regarded primary and secondary schools, catering to the educational needs of families. A diverse range of amenities, including shops, restaurants, and leisure facilities, are within close proximity, ensuring a lifestyle of comfort and convenience.

Externally, off-street parking to the front provides practicality, while the extensive rear garden unfolds with various patio and lawned areas, accented by meticulously maintained planted borders. Here, moments of tranquility and outdoor enjoyment abound, offering a verdant sanctuary for relaxation and leisure.

In summary, this masterfully restored four-storey stone terrace offers a rare opportunity to experience the timeless charm of period living in the heart of Guiseley. From its captivating views and original features to its seamless integration of indoor and outdoor spaces, every aspect of this residence is designed to evoke a sense of warmth, comfort, and rural sophistication—a true haven for those seeking a quintessential countryside lifestyle.

Features

• SUBSTANTIAL HOME OVER FOUR FLOORS • VIEWS TO THE FRONT AND REAR • CHARACTERFUL AND HIGH SPECIFICATION • LARGE GARDENS • OFF-STREET PARKING • CLOSE TO HIGHLY REGARDED SCHOOLS • CLOSE TO CHEVIN • EXTENDED TO REAR • TWO BATHROOMS • SOUGHT AFTER LOCATION