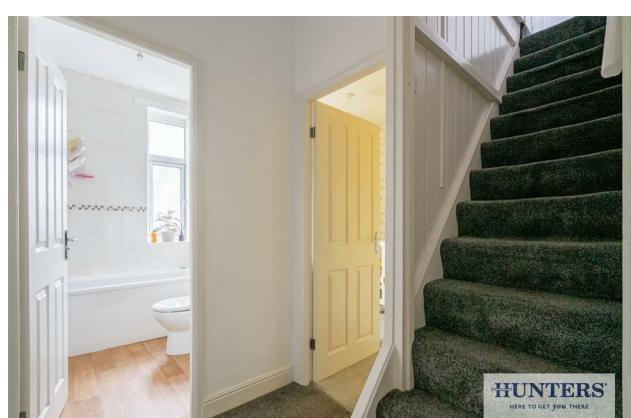


30 Victoria Road, Guiseley, Leeds, LS20 8DG

Asking Price £335,000

Property Images



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Property Images

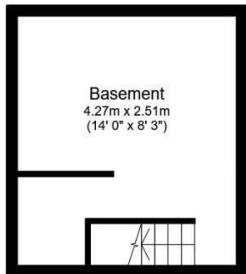


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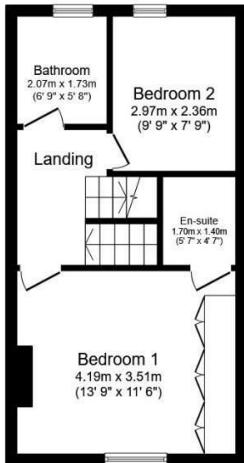




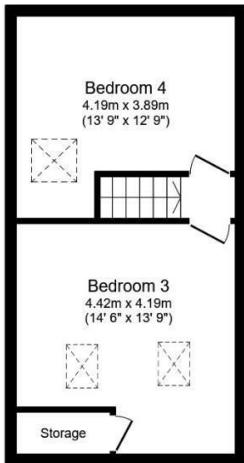
Basement
Floor area 20.0 sq.m. (215 sq.ft.)



Ground Floor
Floor area 35.1 sq.m. (378 sq.ft.)



First Floor
Floor area 35.1 sq.m. (378 sq.ft.)



Second Floor
Floor area 35.1 sq.m. (378 sq.ft.)

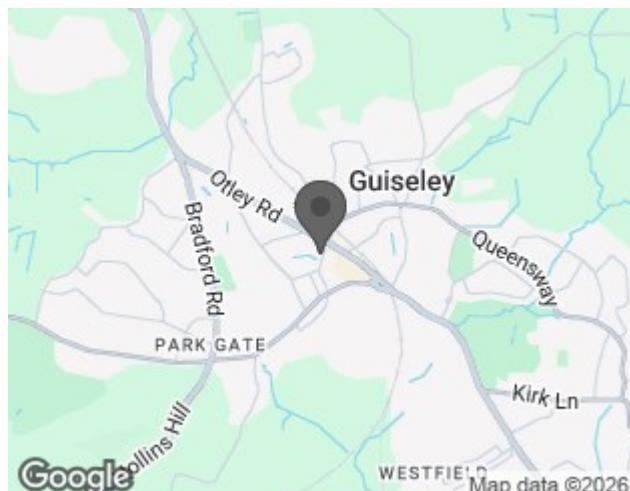
Total floor area: 125.3 sq.m. (1,349 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 - End Terrace Beds: 4 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Dating back to the early Edwardian period, this substantial stone-built property offers a wonderful combination of period charm and modern comfort. Thoughtfully updated while retaining many original features – including high ceilings, decorative mouldings and elegant proportions – it provides an exceptional family home in the heart of sought-after Guiseley.

The accommodation is arranged over two floors and includes four well-proportioned bedrooms, ideal for families, guests, or those seeking a home office. The principal bedroom benefits from a stylish en suite, while the remaining bedrooms are served by a beautifully appointed house bathroom.

To the front, a welcoming lounge with a feature gas stove offers a warm and relaxing living space, full of character and light. To the rear lies the heart of the home – a stunning open-plan kitchen and dining area, designed for both everyday living and entertaining, with direct access to the enclosed rear garden.

The superb rear garden provides a private and secure outdoor retreat, ideal for children, pets, or alfresco dining, complete with a patio area and mature planting.

Parking is primarily available via on-street permit, though the current owners have enjoyed the benefit of an adjacent off-street parking space for the past five years. This arrangement, owned by a neighbouring business, has proved both convenient and practical and could potentially continue by agreement.

Perfectly positioned close to Guiseley's excellent range of shops, cafés, restaurants and leisure facilities, the property also offers excellent transport links. Guiseley railway station provides easy access to Leeds, Bradford and Ilkley, while Leeds Bradford Airport is just a short drive away. For those who enjoy the outdoors, beautiful countryside and moorland walks are right on the doorstep.

Features

- CENTRAL GUISELEY LOCATION • SET OVER FOUR FLOORS • WOOD BURNING STOVE • GARDEN TO REAR • CLOSE TO SHOPS, SCHOOLS AND TRAIN STATION • OPEN PLAN DINING KITCHEN • PERIOD FEATURES THROUGHOUT • STONE BUILT