



APARTMENT 21, OXFORD COURT OXFORD ROAD GUISELEY LS20 9AA

Asking price £375,000

FEATURES

- Large Three Bedroomed Penthouse Apartment Within The Exclusive Neighbourhood
- Fabulous Living Space With An Open Plan Dining Kitchen And Sitting Room
- Two Private Allocated Parking Bays To The Secure Gated Carparking Area
- Excellent EPC Rating of C / Tenure Leasehold (972 Years remaining) / Council Tax Band E
- Three Double Bedrooms, Each With Their Own En-Suite Facilities
- Private Secluded Terraced Balcony
- Fantastic Central Location Just A Short Stroll From The Shops And The Train Station
- Offered With The Advantage Of Having NO ONWARD CHAIN



Spacious 3 Bedroom, 3 Bathroom Apartment With No Onward Chain

Nestled in the heart of Guiseley, this luxurious top-floor apartment on Oxford Road offers a splendid blend of comfort and convenience. Spanning an impressive 1,633 square feet, this modern residence was built in 2007 and is part of an exclusive gated community, ensuring both privacy and security.

Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining with a kitchen offering an extensive range of fitted units and integrated appliances included. The apartment boasts three well-appointed bedrooms each enjoying their own contemporary en-suites, meaning morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the private terraced balcony, which offers an attractive outdoor space to unwind and enjoy the fresh air. Whether you wish to sip your morning coffee or host a small gathering, this balcony is a delightful addition to your living experience.

The apartment also benefits from lift access, making it easily accessible for all. For those with vehicles, the property includes two private allocated parking bays within a secure gated car park, providing peace of mind and convenience.

Situated just a short stroll from local shops, restaurants, and the train station, this apartment is ideally located for those who appreciate the vibrancy of community life while enjoying the tranquillity of a private residence. Offered with the advantage of having no onward chain, this property presents a rare opportunity to acquire a stunning home in a sought-after area. Don't miss your chance to make this exceptional apartment your own.

To arrange your exclusive viewing, please contact Shankland Barraclough Estate Agents.

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Secure Communal Entrance

Via a security intercom door to the very pleasant communal entrance hall, which gives access via either a lift or stairs up to the apartment.

Private Entrance Hallway

A spacious and welcoming hallway with a central heating radiator and a valuable deep storage cupboard.

Sitting Room 17'7" x 17'3" (5.36m x 5.26m)

A fabulous proportioned sitting room with a focal fireplace having an electric fire inset, feature vaulted ceiling, two central heating radiators and Double sliding patio doors with full length windows to each side looking out and leading to the lovely terraced balcony.

Dining Kitchen 26'3" 12'8" (8.00m 3.86m)

Open plan from the sitting room the kitchen area offers a comprehensive range of cream fronted kitchen units including a central island with black granite worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge and freezer, dishwasher, an electric oven and grill together with an electric hob with an extractor hood over. Central heating radiator and a window.

Guest Toilet

Fitted with a low level wc and a wash hand basin. Complemented by tiled flooring and half height tiled walls together with a central heating radiator.

Bedroom 1. 16'4" x 14'5" (4.98m x 4.39m)

Central heating radiator and a window. Large walk in closet.

En-Suite To Bedroom 1.

A large en-suite fitted with a smart four piece suite in white comprising a panelled bath, a corner shower cubicle, wash hand basin and a low level wc. The bathroom is complemented by tiled splash backs, a central heating radiator and a window.

Bedroom 2. 13' x 11'8" (3.96m x 3.56m)

Built in double wardrobe, a central heating radiator and a window.

En-Suite To Bedroom 2.

Fitted with a smart three piece suite in white comprising a walk in shower with a glazed screen, a wash hand basin and low level wc to a smart vanity unit. Tiled flooring and walling, a heated towel rail and a window.

Bedroom 3. 13' x 11'9" (3.96m x 3.58m)

Central heating radiator and a window.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

En-Suite To Bedroom 3.

Three piece suite comprising a walk in shower with a glazed screen, a wash hand basin and a low level wc to a modern vanity unit. Tiled walls and flooring and a heated towel rail.

Balcony

A lovely sized balcony, very private and creating an ideal area for the morning coffee of a peaceful afternoon read.

Parking

Oxford Court Apartments enjoy a private carparking area, securely enclosed and accessed via a security coded gate, accessed off of Wells Road. This property benefits from having two allocated parking bays.

Tenure, Services And Parking

Tenure: Leasehold 999 years from the 1st Jan 2007 so approximately 978 years remaining. Annual Ground Rent Charge £642.44. Service / Maintenance Charge Paid Quarterly £595 which is £2380 per annum. The Lift is exclusive to Flats 21 and 22 who have joint responsibility for its maintenance.

All Mains Services Connected

Parking: Two Allocated Parking Bays To The Car Park. In addition there are visitor and disabled parking spaces to the car park.

Located Within The Beautiful Guiseley Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 330 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Flood Risk Summary

Surface Water - Low
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Oxford Court Apartments, Guiseley, LS20

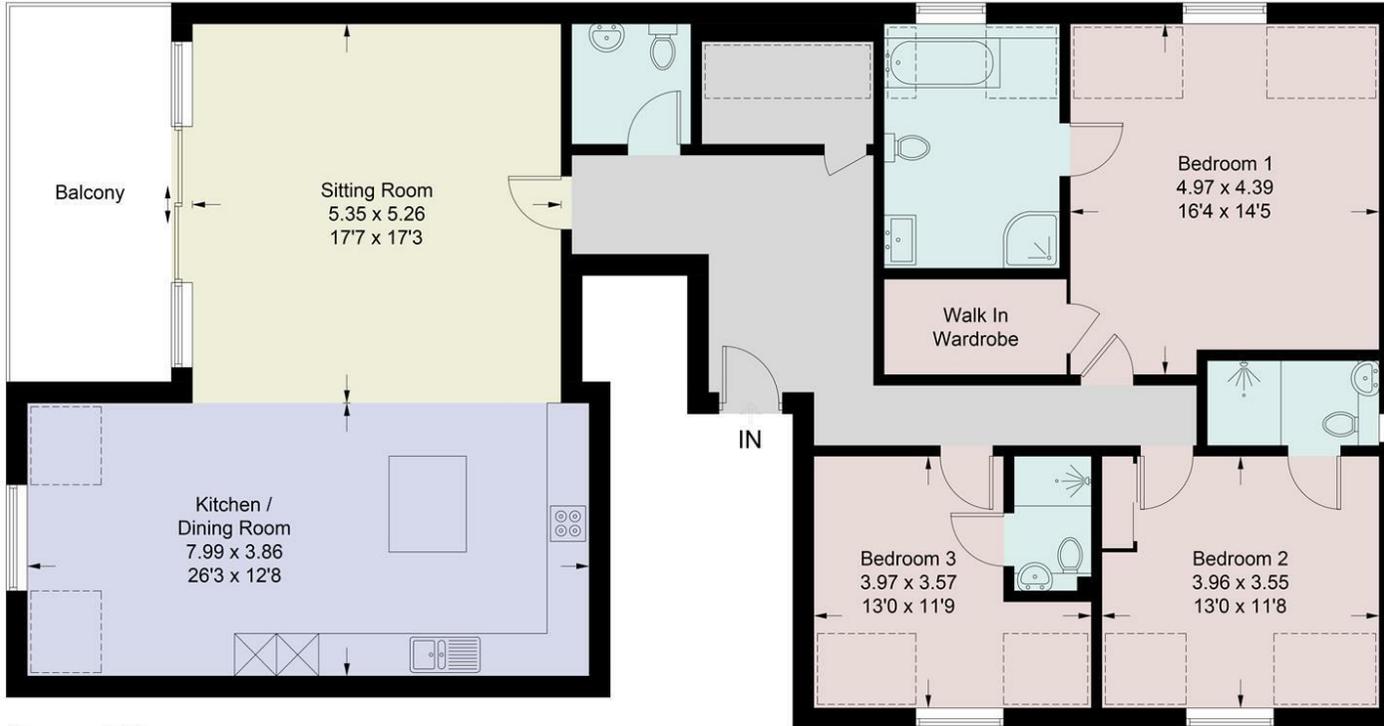
Approximate Area = 136.6 sq m / 1470 sq ft

Limited Used Area = 15.1 sq m / 163 sq ft

Approximate Gross Internal Area = 151.7 sq m / 1633 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010
E: info@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

