



1 WELL VIEW, GUISELEY LS20 9AL

Asking price £230,000

FEATURES

- Highly Attractive Stone Built Victorian End Terraced Cottage
- Smart Modern Bathroom Fitted With A Large Walk In Shower
- Stylish Modern Kitchen With A Built In Oven And Hob
- EPC Rating D / Tenure Freehold / Council Tax Band C
- Two Good Sized Bedrooms
- Sitting Room With A Wood Burning Stove, Cornice & Rose
- Useful Basement Cellar With Plumbing For A Washer And With A Radiator
- OFFERED WITH NO ONWARD CHAIN
- Great Central Location Close To The Shops, Bars And The Train Station



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom House - End Terrace centrally located in Guiseley

Nestled in the charming area of Well View, Guiseley, this delightful end terrace Victorian house, built around 1892, offers a perfect blend of character and modern living. Spanning approximately 775 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for couples, small families, or those seeking a comfortable retreat.

The house has been fully modernised in recent years, ensuring that it meets the demands of contemporary life while retaining its original charm. The modern kitchen is equipped with all the necessary amenities, providing a functional space for culinary enthusiasts. The inviting reception room boasts a wood-burning stove, creating a warm and cosy atmosphere, perfect for relaxing evenings.

One of the standout features of this property is its neat garden, offering a private outdoor space for gardening, entertaining, or simply enjoying the fresh air. The fantastic central location places you within easy reach of local shops and the train station, making commuting and daily errands a breeze.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a first home, or a downsizer, this Victorian end terrace house in Guiseley is not to be missed. Embrace the chance to own a piece of history while enjoying the comforts of modern living.

To arrange your appointment to view, 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 and just a few minutes walk from this property.

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

Entrance Hallway

uPVC outer door to the front elevation, this welcoming hallway has the staircase to the first floor and a central heating radiator.

Sitting Room 14'5" x 12'2" (4.39m x 3.71m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, a central heating radiator, ceiling cornice and rose. Window to the front elevation.

Kitchen 14'9" x 7'3" (4.50m x 2.21m)

Offering a modern ranged of fitted kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and gas hob, space for a dishwasher, central heating radiator window and door to the garden.

Basement 14'3"max x 6'7" and 14'3" x 4'1" (4.34mmax x 2.01m and 4.34m x 1.24m)

Useful area that provides plumbing for a washer, light and power points. Central heating radiator and the fuse box.

First Floor Landing

Window to the side elevation, central heating radiator and the access hatch to the loft.

Bedroom 1. 14'5" x 11'9" (4.39m x 3.58m)

Window to the front elevation and a central heating radiator.

Bedroom 2. 14'7" x 7'5" (4.45m x 2.26m)

Central heating radiator and a window to the rear elevation.

Bathroom

Fitted with a smart modern three piece suite that includes a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Central heating radiator and a window to the front elevation.

Outside

To the front of the house is an EV charging point. The property enjoys a private garden to the rear, being stone flagged with raised well stocked borders, stone



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walling with railings over and a matching gate. The clients enjoy parking to the front of the house, with additional space for visitors to the side found on Wells Road.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Guiseley Conservation Area

Council Tax

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

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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>

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



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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

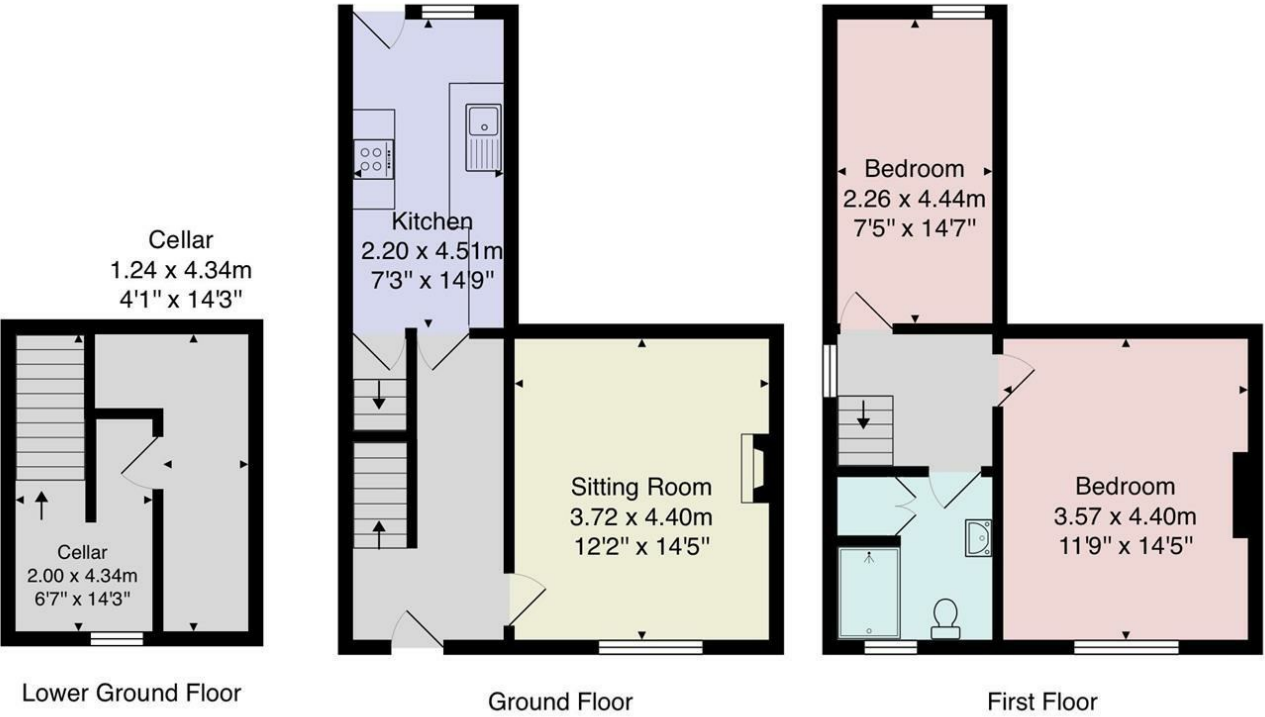
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



Total Area: 88.7 m² ... 954 ft²

All measurements are approximate and for display purposes only.

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Call us on 01943 889010
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