



24 TOWN STREET, GUISELEY LS20 9DT

Asking price £300,000

FEATURES

- Beautifully Appointed 2 Bedroomed Period Stone Cottage
- Modern Double Glazed Sash Windows With Plantation Shutters
- Off Road Parking And A Very Private Composite Decked External Sitting Area
- Within Easy Walking Distance Of The Local Shops, Train Station, Bars & Cafes
- Lovely Character Features Throughout
- Sitting Room With A Warming Wood Burning Stove, Kitchen With Built In Appliances
- Useful Cellar And A Boarded Attic Providing Good Storage Space
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning 2 Bedroomed Character Cottage Which Must Be Viewed To Be Appreciated

This handsome looking semi-detached period cottage house offers a perfect blend of character and modern living. Spanning 642 square feet of living space, as well as additional storage space to the cellar and the boarded attic, the property features two well-proportioned bedrooms and a stylish fully tiled bathroom, fitted with a walk in shower, making it an ideal home for couples or small families.

As you enter, you are greeted by a beautifully presented reception room, complete with a warming wood-burning stove that adds a cosy touch to the space. The smart kitchen is equipped with integrated appliances, ensuring that cooking and entertaining are both enjoyable and convenient.

One of the standout features of this home is the lovely private decked outdoor area, which enjoys a westerly aspect, perfect for soaking up the afternoon sun. This space is ideal for al fresco dining or simply relaxing in a tranquil setting. Additionally, the property benefits from off-road parking for one vehicle, providing ease and convenience.

The house is filled with charming character features, enhanced by modern double-glazed sash windows adorned with attractive plantation shutters throughout. For those in need of extra storage, the property boasts a very useful basement cellar and a boarded loft with an easy access ladder, ensuring that all your belongings can be neatly tucked away.

This home is ready to move straight into, offering a wonderful opportunity for anyone looking to settle in a vibrant community with a rich history. With its perfect combination of modern amenities and period charm, this property is not to be missed.

To arrange your viewing of this fine home, 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, local bus or by using the local train services, with Guiseley railway station being centrally located approximately a five minute walk away.

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

Entrance Vestibule

Via an attractive and secure composite outer door, a central heating radiator, the staircase off to the first floor and a door to the Living Room.

Living Room 15' x 10'9" (4.57m x 3.28m)

A focal fireplace having a warming wood burning stove inset to the chimney breast with feature arched alcoves to either side. Moulded ceiling cornicing and picture rails complement the decorations, a central heating radiator, sash windows and plantation shutters to the front elevation.

Breakfast Kitchen 11'5" x 9'10" (3.48m x 3.00m)

Offering a comprehensive range of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher, electric oven and hob, together with space and plumbing for a washing machine. Central heating radiator and sash windows with plantation shutters to the side elevation.

Rear Lobby

With a secure composite outer door to the enclosed outside area.

Cellar

A very useful area providing good storage space, light and power points.

First Floor Landing

Deep storage and airing cupboard, the access hatch to the loft with an easy access pull down ladder. The attic has been boarded to provide additional storage space to the house.

Bedroom 1. 11' x 10'6" (3.35m x 3.20m)

Fitted with a good range of wardrobes with drawer units below, a focal fireplace to the chimney breast and an exposed beamed truss. Sash windows with plantation shutters to the front elevation.

Bedroom 2. 10'4" x 7'7" (3.15m x 2.31m)

Focal fireplace to the chimney breast with a double wardrobe built in to the alcove. Central heating radiator and a sash window with plantation shutters to the rear elevation.

Bathroom

Fitted with a three piece suite comprising a walk in shower with a glazed screen. Wash hand basin to a wall hung vanity unit and a low level wc. Complemented by fully tiled walls and flooring, a central heated towel rail and a window to the side elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

To the front the property has a timber wood store and enjoys off road parking for one car. Other parking is found to the street. Privately enclosed by smart modern fencing, there is a lovely modern composite decked area to the side, an ideal space in which to sit and relax. A further space to the rear houses a timber garden shed.

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.

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.

Flood Risk Summary

Surface Water - Very 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>

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>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: 1 Parking Area To The Front

Located Within The Beautiful Guiseley Conservation Area

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

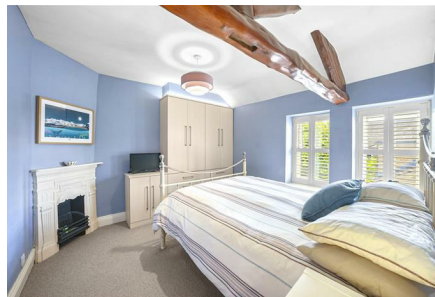
Mortgage Advice

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.



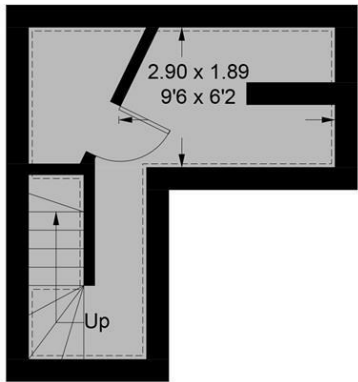
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Town Street, Guiseley, LS20

Approximate Gross Internal Area = 59.6 sq m / 642 sq ft

Cellar = 12.1 sq m / 130 sq ft

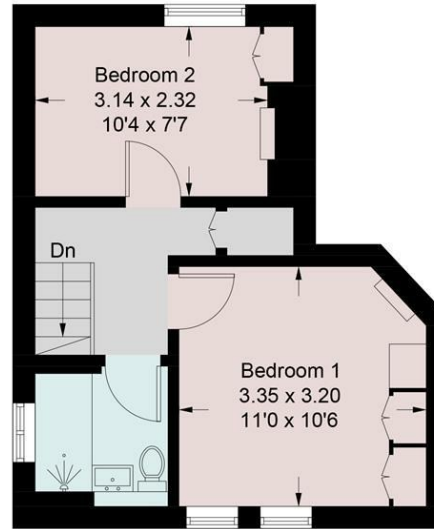
Total = 71.7 sq m / 772 sq ft



Cellar



IN
Ground Floor



First 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		80
(55-68) D	61	
(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.



Call us on 01943 889010
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

SHANKLAND
 BARRACLOUGH
 ESTATE AGENTS