



Hillside Rise | Guiseley | Leeds | LS20 9DJ

Asking price £365,000

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# 5 Hillside Rise | Guiseley

Leeds | LS20 9DJ

Asking price £365,000

An outstanding semi-detached home with gardens to the front and rear, off-street parking and a detached garage, nestled within a peaceful cul de sac while also being within easy reach of Guiseley town centre and train station.

Comprehensively renovated by the current owners, this inviting home enjoys some far reaching views and offers a generous amount of living space, with an ample living room plus a spacious dining kitchen. Situated to the North of Guiseley, the property benefits from comfortable access to Menston, Otley and Ilkley.

- Beautifully Presented Throughout
- Far Reaching Views
- Ample Off-Street Parking
- Cul De Sac Location

With gas central heating, the accommodation comprises:

## Ground Floor

### Entrance Hall

6'7 x 6'0 (2.01m x 1.83m)

An inviting entrance hall with high quality laminate wood flooring and stairs to the first floor.

### Cloakroom

Comprising a hand wash basin within vanity unit, w.c and a useful understairs store cupboard.

### Living Room

21'4 x 9'11 (6.50m x 3.02m)

A beautifully appointed reception room featuring an electric fire with marble surround and hearth as well as recessed display shelving to either side, wood panelling and a window to the front elevation. Glazed double doors lead to:



A notable feature is the relandscaped rear garden, which includes a sizeable paved seating area as well as a beautifully kept lawn.



### Dining Kitchen

16'10 x 8'11 (5.13m x 2.72m)

Well equipped and comprising a good range of base and wall units with coordinating worksurfaces. Appliances include an oven, four ring induction hob with hood over and plumbing for a dishwasher. French doors provide direct access to the rear garden.

### Utility Room

8'0 x 7'9 (2.44m x 2.36m)

Adjoining the dining kitchen and including further base and wall units plus a cupboard housing the boiler, plumbing for a washing machine, space for dryer and fridge freezer.

### Side Porch

### First Floor

### Bedroom

11'8 x 9'11 (plus entry recess) (3.56m x 3.02m (plus entry recess))

An ample double bedroom featuring fitted wardrobes with sliding mirror doors and a far reaching outlook.

### Bedroom

11'7 x 9'4 (3.53m x 2.84m)

A second double bedroom, with fitted wardrobe and desk plus a pleasant view across the rear garden and towards Menston.

### Bedroom

7'8 x 7'5 (2.34m x 2.26m)

A single bedroom with a fitted wardrobe and enjoying a South Westerly aspect.

### Bathroom

5'11 x 5'5 (1.80m x 1.65m)

Smartly presented and comprising a bath with rainfall shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

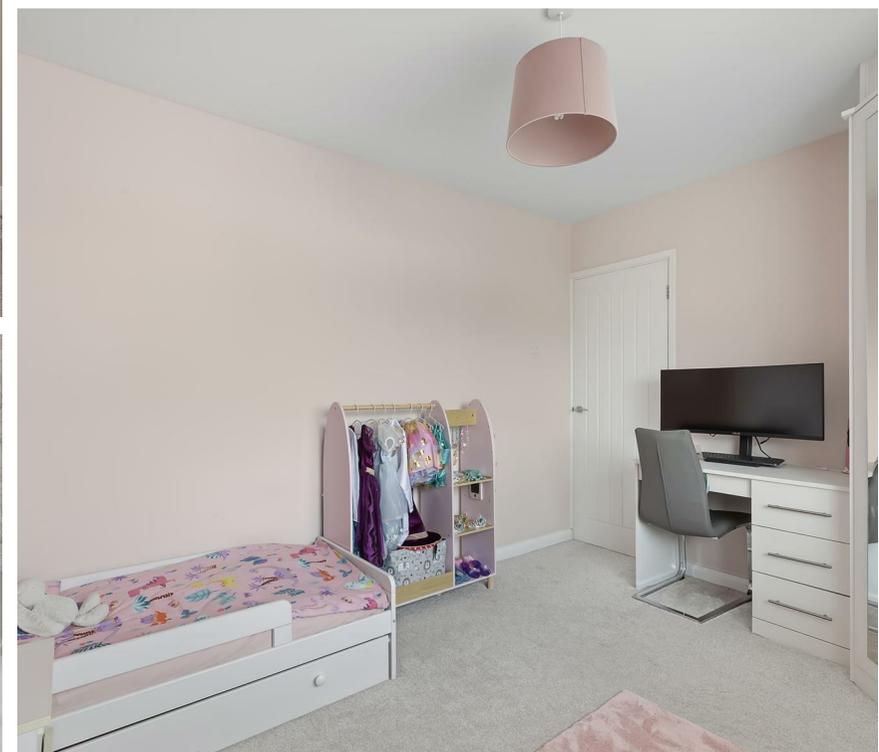
### Landing

With a window to the side elevation and a hatch with ladder providing access to a boarded loft.

### Outside

### Driveway

A stand out feature is the particularly long driveway, which provides ample off-street parking for two vehicles.



## Front Garden

A principally gravelled front garden featuring an array of mature shrubs.

## Rear Garden

To the rear of the property is a generous garden that has been thoughtfully relandscaped by the current owners. Providing a well-kept level lawn featuring an acer tree as well as a substantial paved seating area that provides the ideal space for outdoor entertaining.

## Detached Garage

17'5 x 9'8 (5.31m x 2.95m)

With light and power and accessed either via an up and over door to the front or a single door to the rear.

## 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.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Offer Acceptance & AML Regulations

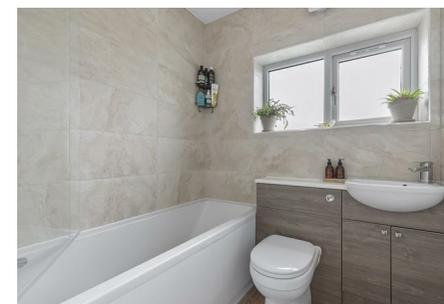
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



The property occupies a secluded cul de sac location, whilst still being within easy reach of Guiseley, Menston, Otley and Ilkley.





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GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



FIRST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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