



£325,000

3 Bedroom Terraced House for sale
9 South View, Guiseley, Leeds





Overview

CHARACTER, SPACE & CHAIN-FREE! This substantial charming period stone terraced home, set over four floors, offers an abundance of space & character. Ideally situated, just a short walk from Guiseley Train Station & the town centre, it provides both convenience and charm.



Key Features

- NO ONWARD CHAIN
- Spacious accommodation over four floors, oozing character throughout!
- Modern spacious kitchen diner with gorgeous Yorkshire flagstone floor
- Utility room & storage cellar
- 3 spacious bedrooms & landing home office space
- Victorian-style bathroom with separate shower
- South-facing back garden perfect for alfresco dining & relaxation
- Parking for one car
- Very close to train station & town centre shops
- EweMove are OPEN 24/7 for CALLS & LIVE CHAT with friendly humans!









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Nestled behind Oxford Road in a quiet friendly neighbourhood, this stone-built through terrace seamlessly blends timeless elegance with modern comforts - perfect for first-time buyers and families alike.

The almost directly south-facing rear garden captures all-day sunshine and offers a perfect spot to relax and unwind.

The ground floor features a spacious kitchen-diner, a rear living room, and a hallway providing garden access. The lower ground floor offers a generous second reception room also with direct garden access, along with a utility/storage area. On the first floor, you'll find the main double bedroom at the rear, a large single bedroom, and the house bathroom. The second floor hosts another well-proportioned double bedroom. The home is heated via the gas central heating combi boiler and has double glazing throughout.



Location:

The property is located in the heart of Guiseley, just a short walk from the train station, local amenities, schools, numerous independent shops, and two retail parks. The area offers a variety of restaurants, pubs, wine bars, gyms, Aireborough Sports Centre, and other recreational facilities. Guiseley railway station provides quick commutes to Leeds, Bradford, and Ilkley, while Leeds Bradford International Airport is just a 10-minute drive away. Best of all, the outstanding Yorkshire countryside is right on your doorstep!

Utility connections:

Gas, electricity and mains drainage.

Mobile and broadband availability:

Please refer to OFCOM Mobile and Broadband Checker for full details. Ultrafast broadband service available up to 1000 Mbps from the Openreach network (includes Sky). OFCOM state that the O2 network offers the best mobile connectivity but please check with your own provider.

Flood risk:

Rivers & Sea - No risk. Surface Water – Very low

Restrictive covenants:

No indicator

Council tax: Band C

Leeds City Council 2024/2025 £1837

Kitchen / Dining Room

14' 5" x 12' 6" (4.40m x 3.83m)

The heart of the home! A spacious, modern kitchen-diner featuring a beautiful Yorkshire flagstone floor. Ample base and wall units are complemented by a contrasting worktop, a ceramic 1.5 sink, a range gas cooker, and a freestanding dishwasher. The central dining space is perfect for entertaining family and friends.

Hall

Providing access to the stairs, living room and rear garden

Living Room

12' 1" x 11' 1" (3.70m x 3.38m)

A cosy, south-facing living room featuring timber floorboards, built-in storage units and shelving, and a feature oak beam mantelpiece.

Family Room

12' 5" x 12' 1" (3.80m x 3.70m)

This spacious and versatile room overlooks the rear garden and can serve as the main living room, a family room, a games room-you name it! It has been fully tanked for peace of mind and features a tiled floor for a sleek look and easy maintenance.

Floorplans

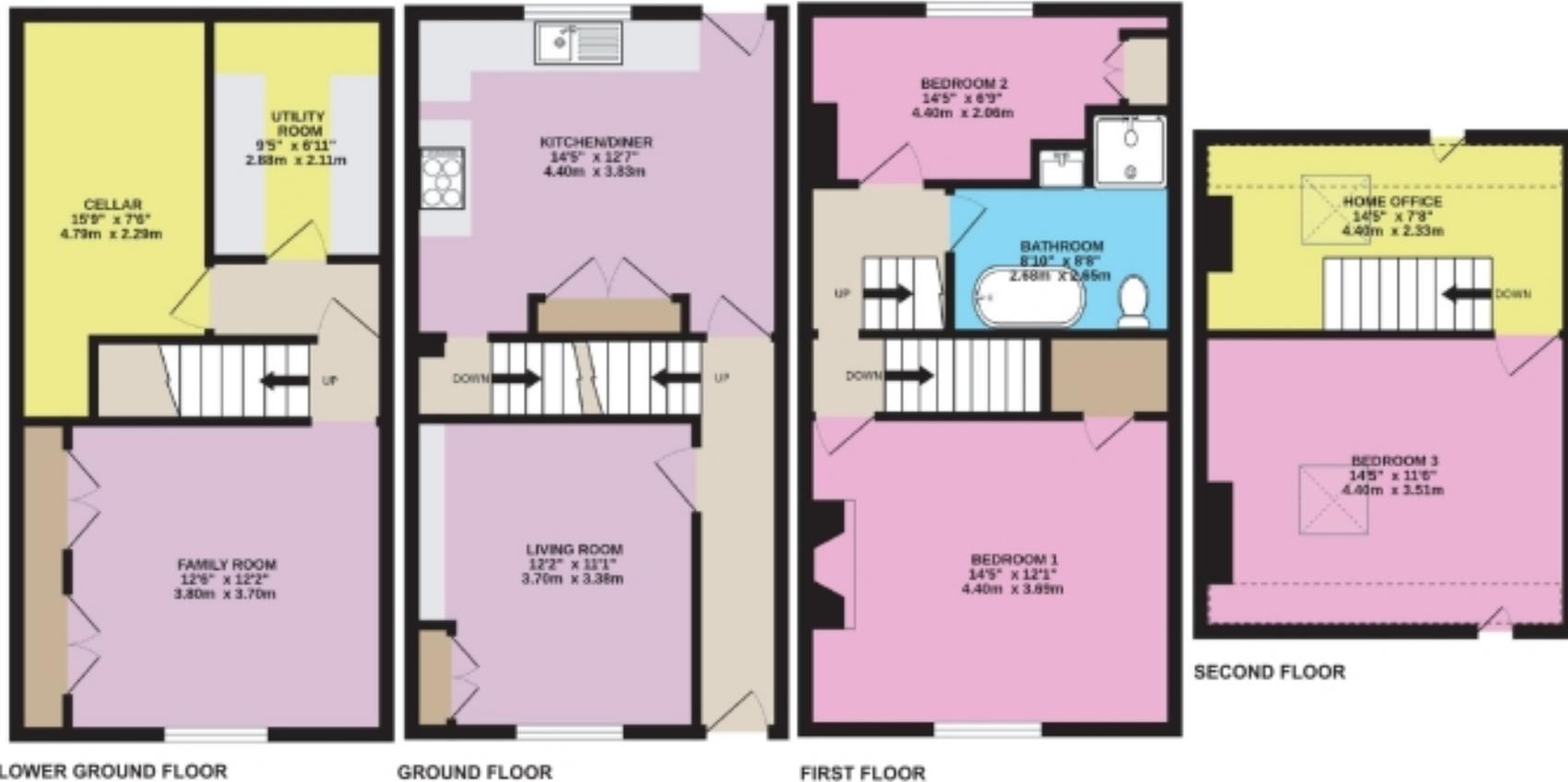


South View, Guiseley, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 1463 SQ FT 136 SQ METRES



Denotes restricted head height



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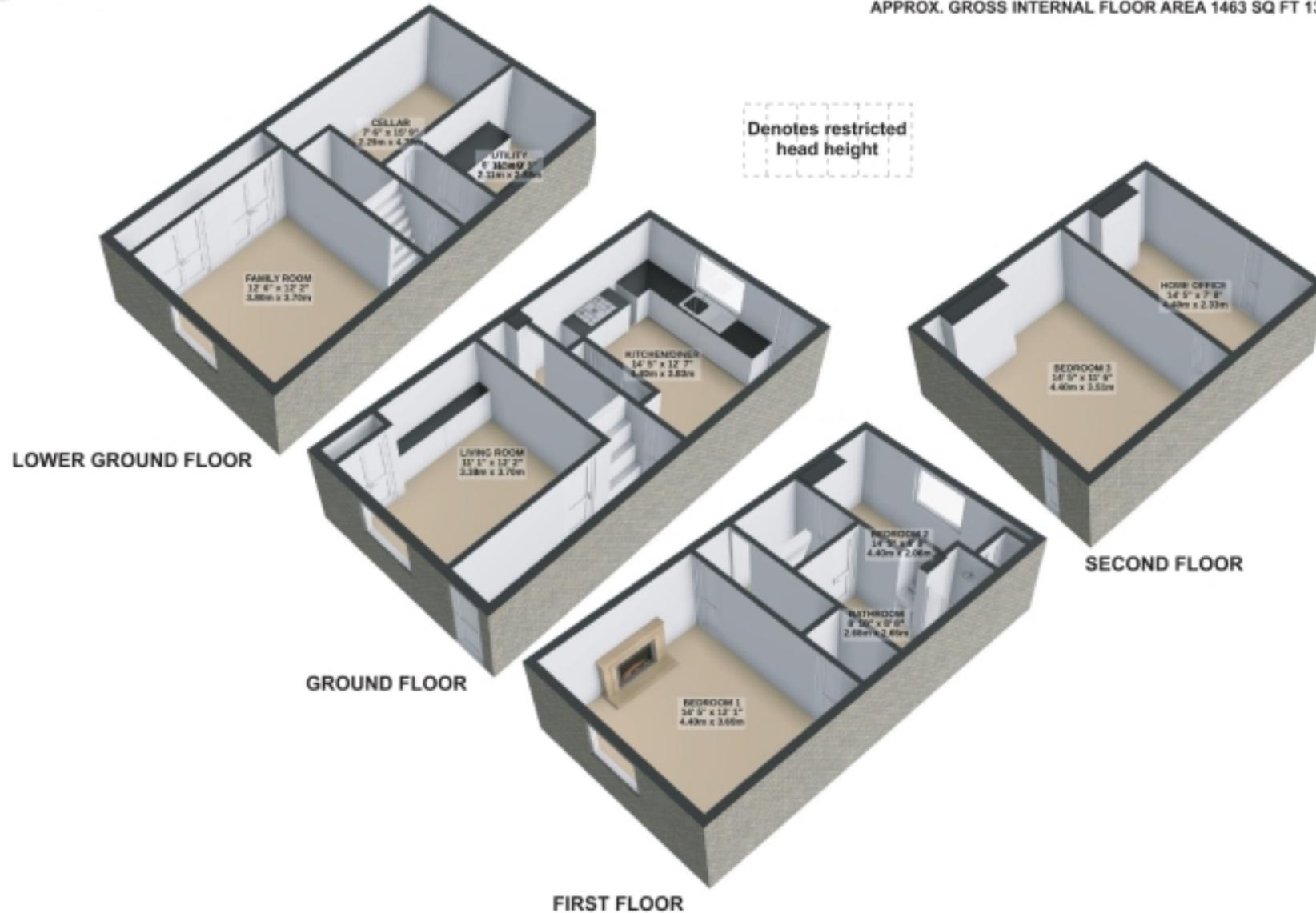


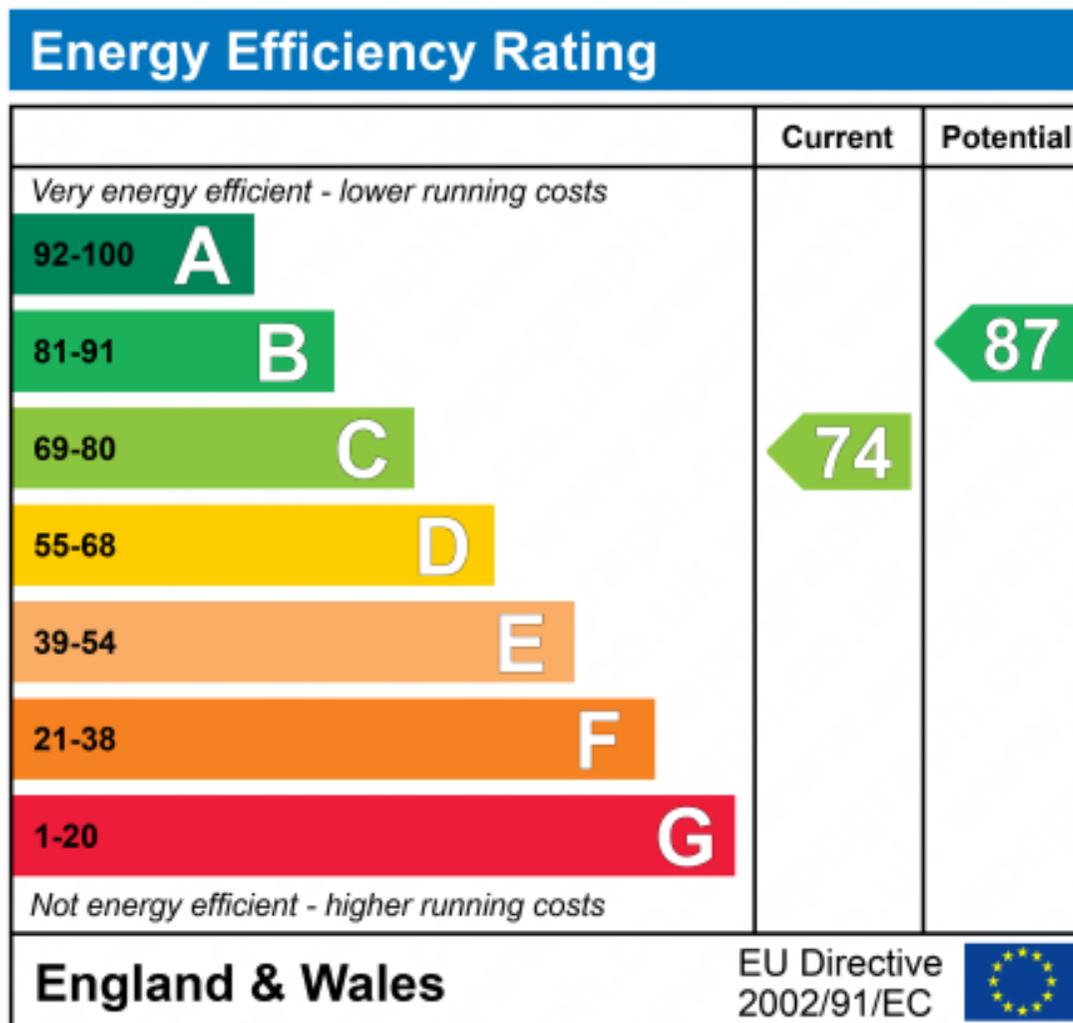
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Marketed by EweMove Otley & Guiseley

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