



5 Victoria Road, Guiseley LS20 8DH
Asking Price Of £210,000





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Guiseley

LS20 8DH

A DECEPTIVELY SPACIOUS THREE BEDROOMED, TWO RECEPTION ROOMED INNER TERRACE WITH PARKING AND A GARDEN, IDEALLY LOCATED IN THE HEART OF THIS SOUGHT AFTER TOWN.

Looking for space, then this is the home for you. Arranged over three floors, the property is complemented by gas central heating and uPVC double glazing. The accommodation commences with a good sized dining kitchen and a lounge to the lower ground floor level. Moving up we have a second reception room a perfect sitting room, a bedroom and the house bathroom. Finally on the top floor are two further double bedrooms of great proportions, one with a small en-suite facility. Externally to the rear is a private access lane for the row with parking and a garden beyond. Viewings are strictly by appointment and strongly recommended to fully appreciate the overall accommodation space.



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:

DINING KITCHEN 14' 2" x 14' 2" (4.32m x 4.32m) A good sized kitchen offering a good number of fitted wall and base units having work surfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in oven and hob with an extractor over, provides plumbing for both a washer and a dishwasher. Tiled flooring, a central heating radiator, uPVC window and door to the rear.

LOUNGE 14' 2" x 11' 11" (4.32m x 3.63m) A cosy snug styled sitting room having a central heating radiator and a uPVC window to the front window well.

SITTING ROOM 14' 1" x 12' 10" (4.29m x 3.91m) Central heating radiator, uPVC window and door to the front elevation.

BEDROOM 3. 14' 4" x 8' 2" (4.37m x 2.49m) Built in cupboard, a central heating radiator and a uPVC window to the rear.

BATHROOM W.C Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a pedestal wash hand basin and a low level w.c. Central heated towel rail and a uPVC window to the rear.

BEDROOM 2. 14' 2" x 12' 10" (4.32m x 3.91m) uPVC dormer window to the front elevation, built in storage and a central heating radiator.

BEDROOM 1. 14' 6" x 14' 3" (4.42m x 4.34m) uPVC dormer window to the rear and a central heating radiator. Small en-suite facility off having a w.c and a wash hand basin.

PARKING & GARDEN To the rear is a private access lane for the row with the property having valuable private parking and a garden area beyond.

TENURE We are advised that the property is Freehold.

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.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ,

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Initial consultation is free of charge and totally without obligation. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

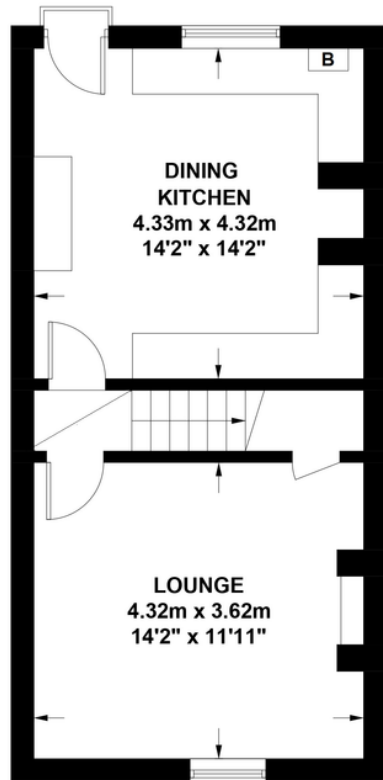
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

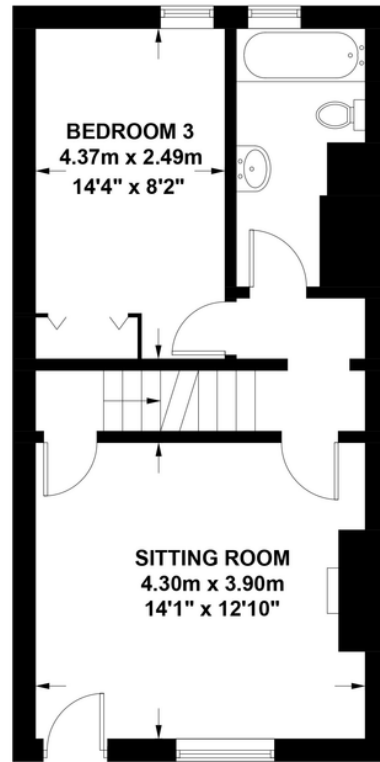
REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.



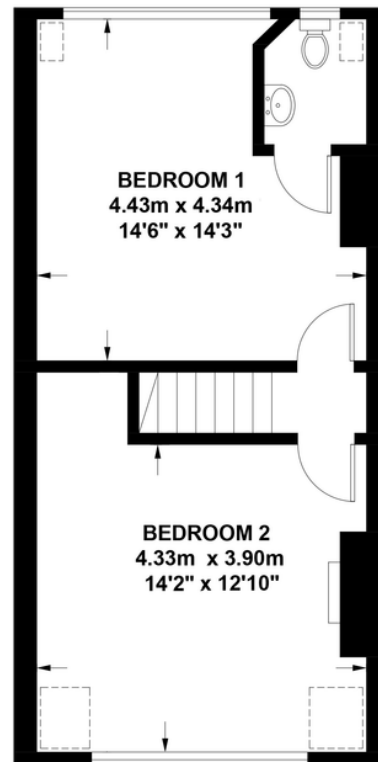
= REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

5 VICTORIA ROAD

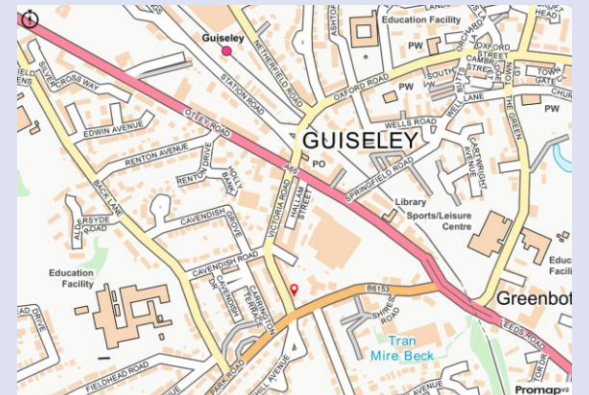
This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 719324)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.