



## SPRINGFIELD TERRACE

LEEDS, LS20 9AW

£875,000  
FREEHOLD

Set within just under an acre of beautifully maintained grounds, this substantial and highly individual detached residence offers an exceptional opportunity to acquire a home of remarkable versatility, complemented by an impressive range of outbuildings and extensive accommodation arranged over multiple levels. Distinguished by its striking tower feature, which creates a unique architectural focal point and adds to the home's individual character, the property combines generous living spaces with excellent ancillary accommodation, making it perfectly suited to growing families, those working from home, or purchasers seeking further potential.

MONROE

SELLERS OF THE FINEST HOMES

# SPRINGFIELD TERRACE

- Just under an acre of grounds with a south-facing garden.
- Hidden conservatory accessed through a bespoke bookcase.
- Multiple reception rooms for flexible family living.
- Four spacious bedrooms, including two with en-suite facilities, one hidden behind a wardrobe door.
- Exceptional family home with versatile accommodation and dedicated home office/study.
- Extensive outbuildings, garages and workshops with exciting renovation potential.
- Impressive principal suite with dressing room.
- No onward chain.
- Character features with a unique, individual design.
- Garden room overlooking the grounds.



A welcoming entrance hall leads to a selection of beautifully proportioned reception rooms, creating the perfect balance of formal entertaining and everyday family living. The spacious living room enjoys views over the gardens and features an enchanting hidden doorway concealed within a bespoke bookcase, revealing a delightful conservatory that provides a tranquil space to relax while enjoying the surrounding grounds. A cosy snug offers an inviting retreat, while the generous dining room is ideal for hosting family meals and entertaining guests. The adjoining kitchen provides ample workspace and storage, complemented by a practical utility room, while a separate garden room further enhances the flexible ground floor accommodation.

The first floor offers well-planned and spacious bedroom accommodation. The impressive principal suite benefits from a dedicated dressing room and stylish en-suite shower room. The second bedroom conceals a unique hidden en-suite, discreetly accessed through a wardrobe door, adding both character and a sense of individuality to this already exceptional home. A further generous double bedroom, a study and a well-appointed family bathroom complete the principal first-floor accommodation.

A separate staircase leads to the upper floor and the property's distinctive tower, where an additional bedroom creates a truly unique retreat. This

characterful space is perfectly suited as a guest suite, teenager's hideaway, hobby room or private home office, while enjoying the charm and individuality that the tower brings to the home.

Externally, the property continues to impress with an extensive range of outbuildings, including substantial garages, workshops and stores. These buildings offer significant renovation potential, subject to the necessary consents, presenting exciting possibilities for additional accommodation, home businesses, leisure facilities or extensive storage.

Occupying grounds of just under an acre, the property enjoys an enviable setting with a wonderful sense of privacy. The south-facing garden is a particular highlight, enjoying sunlight throughout the day and offering generous lawns, mature planting and ample space for outdoor entertaining, children's play and keen gardeners alike.

Offering an abundance of character, hidden architectural features, a striking tower, versatile accommodation and outstanding potential, this is a rare opportunity to acquire a truly distinctive family home in a highly desirable setting.

## REASONS TO BUY

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#### ENVIRONS

Perfectly positioned in the heart of Guiseley, the property enjoys immediate access to an excellent range of amenities, making it an ideal location for families and commuters alike. The town centre offers a variety of independent shops, supermarkets, cafés, restaurants and public houses, together with highly regarded primary and secondary schools, all within easy reach. Guiseley railway station is within walking distance and provides regular services to Leeds, Bradford and beyond, while excellent road connections via the A65 and nearby A658 make travelling throughout West Yorkshire straightforward. Leeds Bradford Airport is also just a short drive away.

Despite its central position, the property enjoys a wonderful sense of privacy and seclusion within its generous grounds. Residents can also take advantage of

nearby parks, scenic countryside walks and a range of leisure facilities, including golf clubs, fitness centres and sports clubs, offering the perfect blend of town convenience and outdoor living.

Combining a prime central location with substantial grounds, outstanding versatility and excellent transport links, this is a truly rare opportunity to acquire one of Guiseley's most distinctive homes.

#### SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

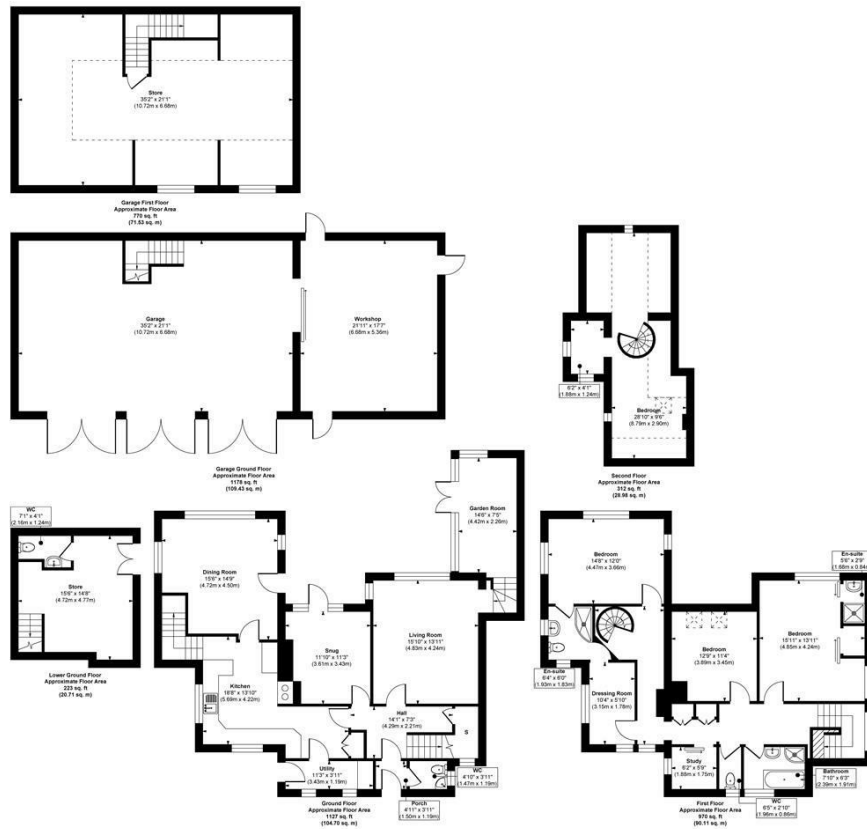
#### VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

Please note some images may contain CGI

## SPRINGFIELD TERRACE





Approx. Gross Internal Floor Area 4580 sq. ft / 425.46 sq. m (Including Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	72
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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/tenants are advised to recheck the measurements

Guiseley Sales  
3a Oxford Road  
Guiseley  
Leeds  
LS20 9AS

james@monroestateagents.com  
monroestateagents.com

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