

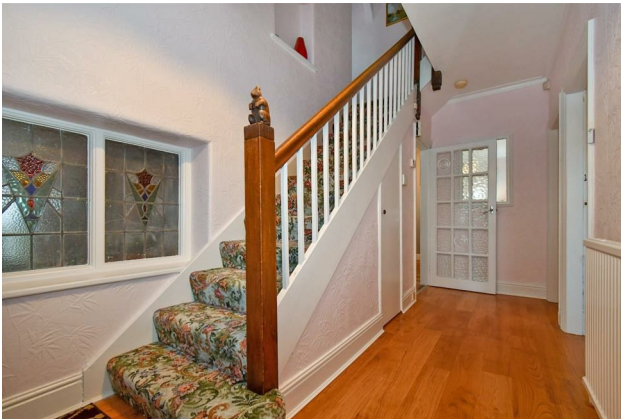
HUNTERS®

HERE TO GET *you* THERE

23 Moorway, Guiseley, Leeds, LS20 8LD

Price £499,950

Property Images



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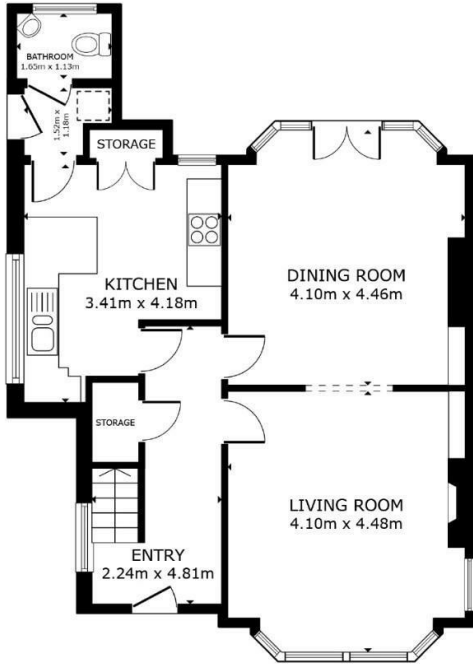
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GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 62.7 m² FLOOR 1 74.8 m²
 TOTAL : 137.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 1 Receptions: 2
 Tenure: Freehold

Nestled within the prestigious and highly sought-after Tranmere Park area of Guiseley, this extended four-bedroom semi-detached family home offers a harmonious blend of spacious living and delightful outdoor spaces. Boasting a southerly aspect, an enclosed garden, and captivating front views, this residence invites you to experience a lifestyle of comfort and tranquility.

As you step into the property through the entrance hallway, you are greeted by an immediate sense of warmth and welcome. The ground floor unfolds seamlessly, featuring a generously proportioned lounge bathed in natural light, complemented by an open archway leading to the dining room. The adjacent breakfast kitchen is a haven for culinary enthusiasts, providing a delightful space for family gatherings. A utility room and guest WC add practicality to the main floor layout.

Venturing to the first floor reveals a thoughtfully designed arrangement of living spaces. Three expansive double bedrooms offer ample room for relaxation, while a well-proportioned single room provides versatility for various needs. The main house bathroom, equipped with a walk-in shower, ensures both convenience and luxury.

While the property presents a fantastic canvas for personalization and internal updates, its potential is evident throughout. The external spaces are equally enticing, with a driveway at the front and a beautifully planted garden offering an inviting first impression. A patio spans the rear of the house, creating an ideal setting for outdoor entertaining, leading up to a sprawling lawned garden that beckons for family recreation. An adjoining garage adds practicality to the overall convenience of the residence.

Recently re-rendered, the property stands as a testament to modern aesthetics and maintenance. Located on Tranmere Park, residents benefit from easy access to an array of local amenities, esteemed primary and secondary schools, and convenient transportation options, including a nearby train station and proximity to Leeds Bradford Airport.

Features

- SOUGHT AFTER TRANMERE PARK LOCATION • EXTENDED FOUR BEDROOM DETACHED • LARGE GARDEN WITH SOUTHERLY ASPECT • CLOSE TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS • COMPLETE CHAIN • LOVELY VIEWS • UTILITY AND GUEST WC • ADJOINING GARAGE • HUNTERS 360 TOUR • CLOSE TO TRAIN STATION