

HUNTERS®

HERE TO GET *you* THERE

21 Tranfield Avenue, Guiseley, Leeds, LS20 8NL

Price £479,950

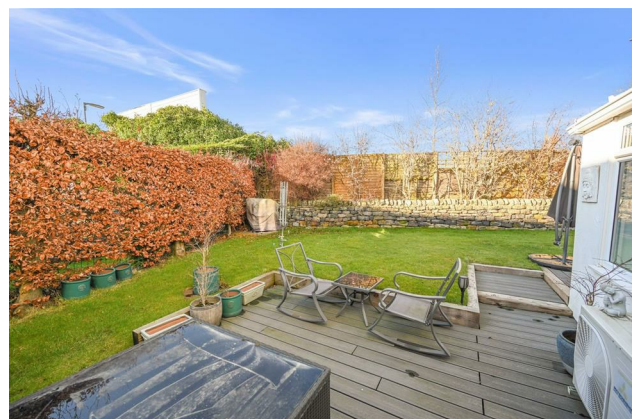
Property Images



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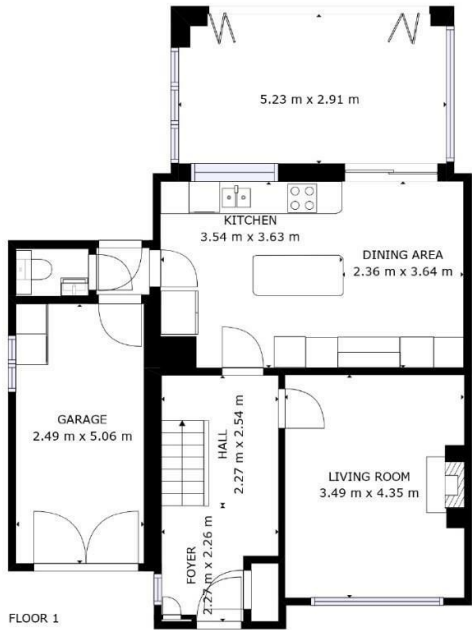


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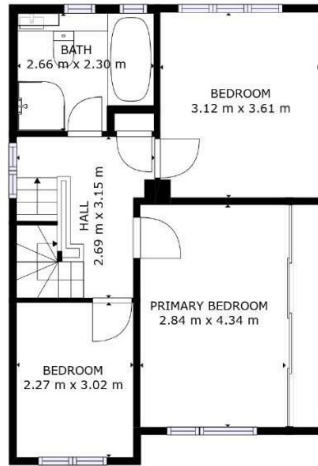
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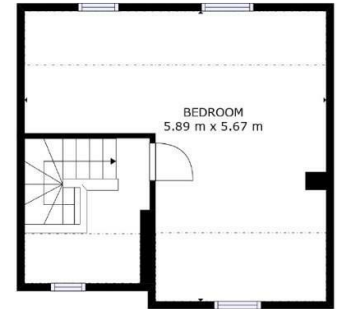




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 66 m², FLOOR 2: 49 m²
 FLOOR 3: 20 m², EXCLUDED AREAS: 13 m²
 GARAGE: 13 m², REDUCED HEADROOM BELOW 1.5M: 13 m²
 TOTAL: 137 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 - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2
 Tenure: Freehold

Welcome to this exceptional FOUR BEDROOM semi-detached family home with a stunning ORANGERY EXTENSION, nestled on a corner plot in the sought-after area of Guiseley. Meticulously cared for by its current owners, this property presents an outstanding opportunity for those seeking a high-specification residence that is ready to be called home.

As you step through the front door, you are greeted by a spacious entrance hall, setting the tone for the generous proportions that characterize this residence. The ground floor boasts a welcoming lounge, a recently fitted kitchen diner complete with integral appliances access to both the guest wc and glass roof conservatory with full width bi folding doors leading out to the rear garden. This layout is perfect for modern family living and provides seamless transitions between spaces. To the rear is a remote controlled electric awning for some welcome shade during the summer.

Venture upstairs to the first floor, where you will discover three well-appointed bedrooms, with the master bedroom featuring fitted wardrobes for added convenience. The four-piece house bathroom on this level is a luxurious retreat, complete with underfloor heating, enhancing your comfort and relaxation. The fourth bedroom, strategically positioned in the roof space, offers versatility and is an ideal space for a master suite or a fortunate teenager.

Externally, the property is graced with a private drive capable of accommodating multiple cars, ensuring parking is never a concern. The rear garden is a delightful blend of lawned and decked areas, providing the perfect backdrop for outdoor entertaining during the summer months.

Guiseley itself is a vibrant community with an array of local amenities, including highly regarded schools such as Tranmere Park Primary School. Enjoy the convenience of nearby retail parks offering popular stores like Marks and Spencer Food Hall, Next, and Argos. Numerous restaurants catering to diverse tastes, wine bars, and leisure facilities, including the Nuffield Leisure complex and Aireborough Sports Centre, add to the appeal of this location.

Commuting is a breeze with a well-connected bus service, Guiseley railway station providing links to Leeds and Bradford, and easy access to the A65 and Harrogate Road (A658). Additionally, the Leeds & Bradford Airport is just a short 10-minute drive away, offering further convenience for travel.

Features

- EXTENDED FOUR BEDROOM SEMI • CUL DE SAC POSTITION • SOUGHT AFTER LOCATION • IDEAL FAMILY HOME • INTEGRAL GARAGE AND GUEST WC • CLOSE TO SHOPS, SCHOOLS AND TRAIN STATION • BI FOLDIING DOORS • HIGH SPECIFICATION WITH SOLAR PANELS • OVER THREE FLOORS • PARKING FOR SEVERAL CARS