

HUNTERS[®]

EXCLUSIVE

1 Aldersyde Road, Guiseley, Leeds, LS20 8QR

Offers In The Region Of £649,950

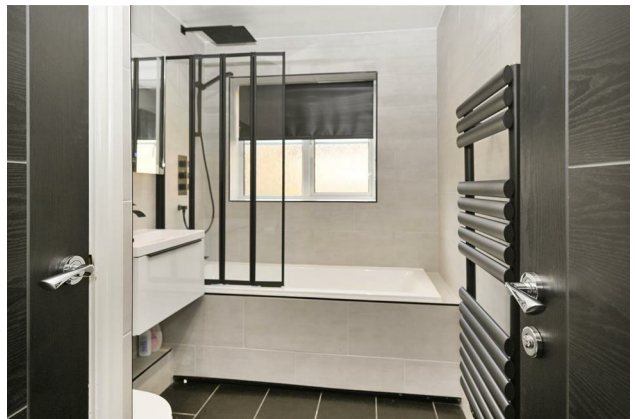
Property Images



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Property Images



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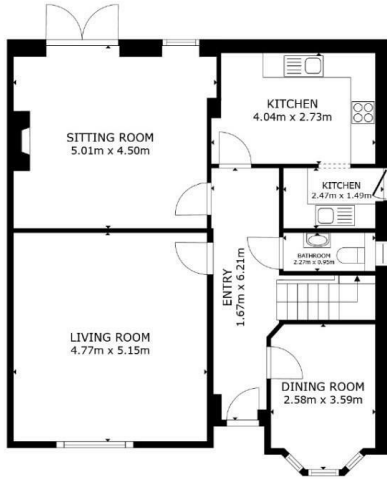
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GROUND FLOOR



FLOOR 1



FLOOR 2

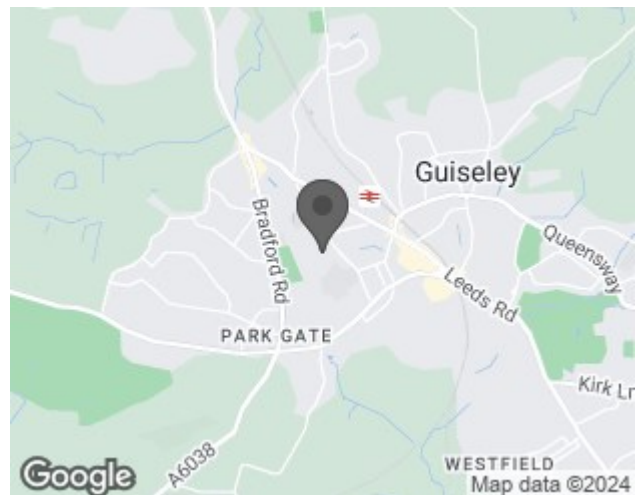
GROSS INTERNAL AREA
 GROUND FLOOR 86.9 m² FLOOR 1 68.9 m² FLOOR 2 23.9 m²
 TOTAL : 179.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

Summary

Welcome to this exceptional executive-style modern stone family home, prominently positioned at the entrance of a highly sought-after development in the heart of Guiseley. Immaculately presented, this three-story detached residence seamlessly blends contemporary living with elegant design, creating an ideal haven for a growing family.

As you step through the welcoming entrance hall, the well-appointed kitchen and convenient utility room beckon, setting the tone for the thoughtful design throughout. The spacious lounge, with underfloor heating, invites relaxation and stylish entertainment, complemented by the adjacent formal dining room, perfect for family gatherings. The large reception room, formerly the garage, offers versatility in its use. A thoughtfully designed WC completes the impressive ground floor layout.

Venture to the first floor, and you'll discover the generously proportioned master bedroom featuring en-suite shower facilities, providing a private retreat. Four additional double bedrooms exude comfort and warmth, accompanied by a well-appointed house bathroom catering to the entire household's needs.

Externally, the property boasts well-maintained gardens to the side and rear, creating a delightful outdoor space for recreation and relaxation.

Guiseley, with its wealth of amenities including sought-after primary and high schools, ensures an excellent educational environment for families. The proximity to Guiseley station offers convenient rail links, while easy access to major commuter routes seamlessly connects you to Leeds, Bradford, and Harrogate. The bustling Leeds-Bradford International Airport is just a short drive away, enhancing the property's accessibility.

In summary, this executive-style family home not only offers a high standard of living but also provides a strategic location for those seeking the perfect balance between modern convenience and suburban tranquility.

Features

- EXECUTIVE STYLE FAMILY HOME • OVER THREE FLOORS • CLOSE TO HEART OF GUISELEY • GATED DRIVEWAY • CLOSE TO SCHOOLS AND TRAIN STATION • EXCEPTIONAL FAMILY HOME • HUNTERS 360 TOUR • MASTER SUITE • UTILITY AND GUEST WC • LAWNED GARDEN TO REAR