

HUNTERS®

HERE TO GET *you* THERE

23 Branwell Road, Guiseley, Leeds, LS20 9FG

Offers In The Region Of £449,950

Property Images



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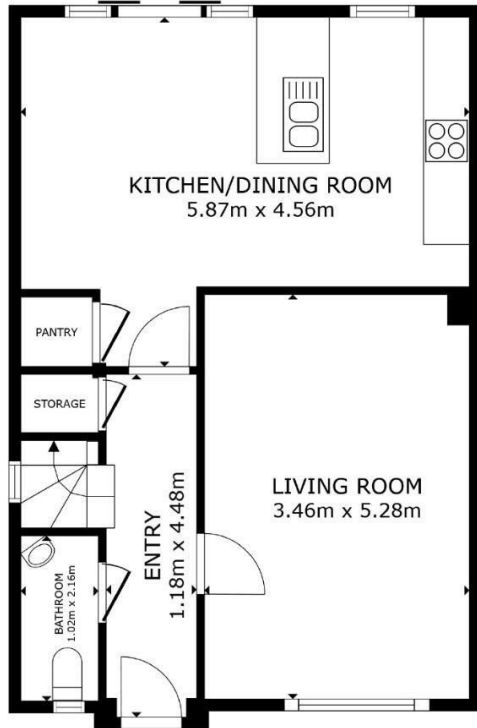
Property Images



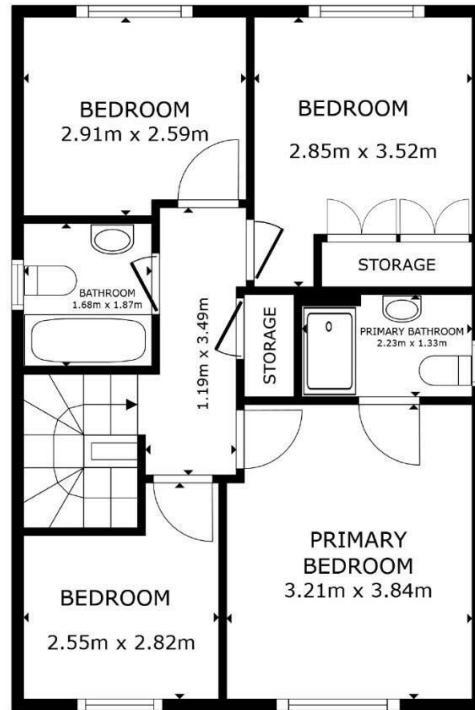
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GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 52.5 m² FLOOR 1 52.2 m²
 TOTAL : 104.7 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			89
(81-91) B		79	
(69-80) C			
(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: 2 Receptions: 2
 Tenure: Freehold

Welcome to this beautifully presented four-bedroom detached family home, nestled in a quiet yet highly convenient location in Guiseley, just a short stroll away from the railway station. Boasting an array of features that cater to modern family living, this residence offers not only a stylish and welcoming interior but also the practicality of off-street parking, a garage, and gardens basking in a southerly aspect.

The ground floor of this inviting home welcomes you through an entrance hallway, leading to a guest W.C. with wash basin for added convenience. The living room provides a comfortable space for relaxation, while the true highlight is the open plan dining kitchen. This heart of the home is not only equipped with integrated appliances but also features a useful utility cupboard. Large doors open up to the enclosed rear garden, seamlessly blending indoor and outdoor spaces, creating an ideal environment for family living and entertaining.

Ascending to the first floor, the property offers four generously sized bedrooms. The master bedroom is enhanced by an en-suite shower room, adding a touch of luxury to your daily routine. One of the bedrooms is currently utilized as a dressing room, showcasing the flexibility of the space. The contemporary house bathroom completes the first-floor layout.

The property benefits from uPVC double glazed windows, gas-fired heating, and a partially boarded loft for additional storage needs.

Externally, the frontage welcomes you with an open-plan garden and a driveway leading to a detached single garage with an up-and-over door. The rear garden is a true oasis, featuring well-stocked borders, a patio area for outdoor dining, and a generously sized fully enclosed lawned garden, perfect for children to play and for hosting gatherings.

Guiseley itself offers a plethora of local amenities, including reputable schools, small shops, retail parks, and a variety of restaurants catering to different tastes. Leisure options abound with the Nuffield Leisure complex and Aireborough Sports Centre. Commuting is made easy with a bus service, Guiseley railway station providing links to Leeds and Bradford, and convenient access to the A65 and Harrogate Road (A658). The Leeds & Bradford Airport is approximately a 10-minute drive away. This residence combines style, convenience, and comfort to create the perfect family haven in a sought-after location.

Features

• SOUGHT AFTER REDROW DEVELOPMENT • GARDEN WITH SOUTHERLY ASEPCT • CLOSE TO TRAIN STATION • IDEAL FAMILY HOME • BEAUTIFULLY PRESENTED THROUGHOUT • ENSUITE TO MASTER • OPEN PLAN DINING KTICHEN • HUNTERS 360 TOUR • CLOSE TO PARK AND HIGHLY REGARDED SCHOOLS • EARLY VIEWING ESSENTIAL