

# HUNTERS®

HERE TO GET *you* THERE

**4 Tranmere Court, Guiseley, Leeds, LS20 8NA**

**Offers In The Region Of £599,950**

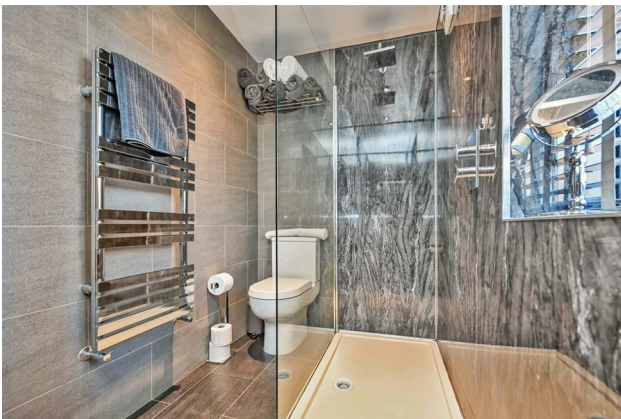
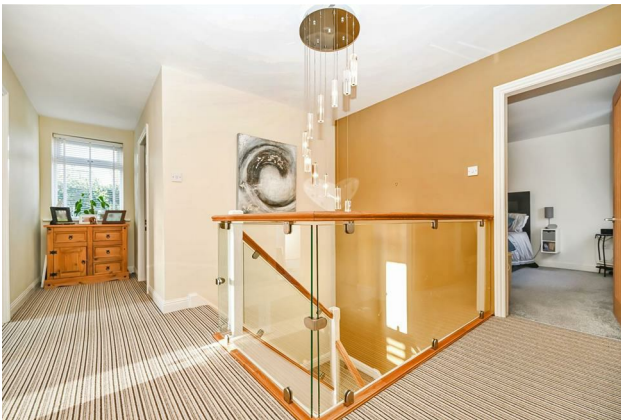
**Property Images**



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## Property Images



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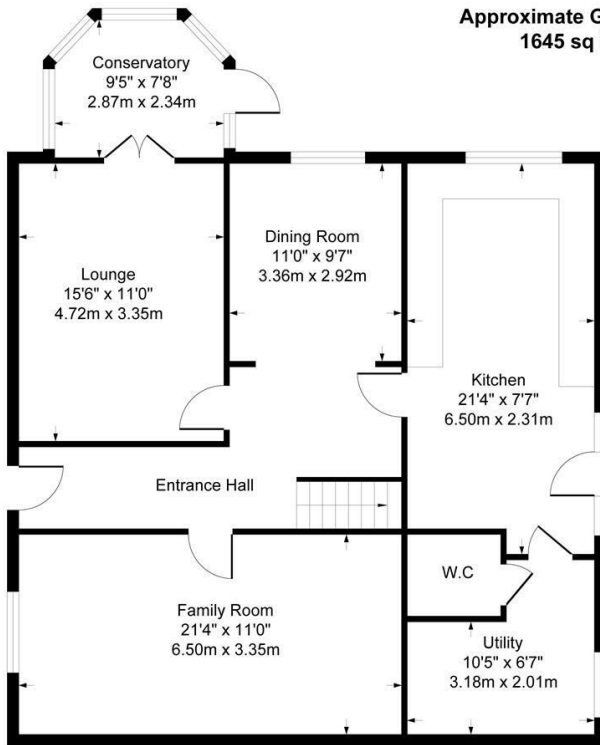
## Property Images



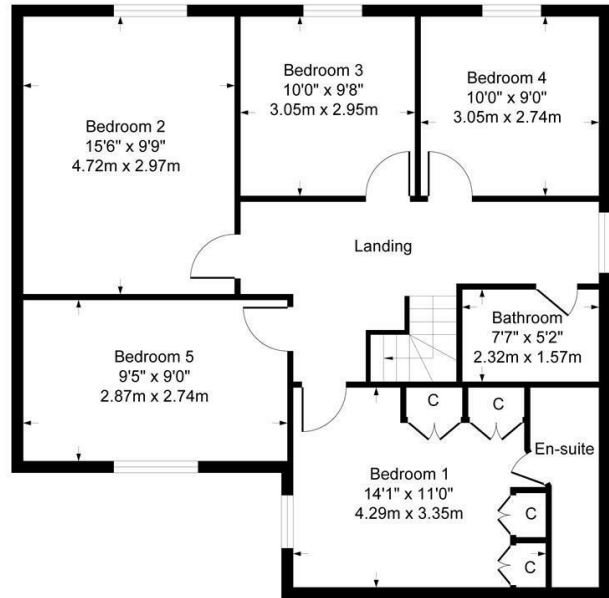
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Approximate Gross Internal Area  
1645 sq ft - 153 sq m



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 4  
Tenure: Freehold

Nestled in a quiet and highly sought-after cul-de-sac, this meticulously maintained five-bedroom detached family home offers an abundance of space and comfort. Boasting a fully enclosed southerly facing family garden to the rear, driveway parking, and a charming courtyard style garden to the front, this property epitomizes suburban tranquility while maintaining accessibility to essential amenities and transportation links. With its well-proportioned rooms and tasteful finishes throughout, this residence promises an exceptional living experience for its fortunate new owners.

Upon entering, you are greeted by an inviting entrance vestibule leading to a spacious hallway, setting the tone for the elegance that awaits within. The ground floor boasts an array of versatile reception spaces, starting with a fabulous bright and airy lounge adorned with a cast iron wood-burning stove, offering warmth and charm on cooler evenings. French doors lead seamlessly to the conservatory—a delightful retreat where one can unwind while enjoying garden views and easy access to the outdoor space.

Adjacent to the lounge are two additional reception rooms, providing ample space for family gatherings or entertaining guests. A modern and stylish family dining kitchen awaits, featuring dual aspect windows that flood the space with natural light. The kitchen is equipped with a quality fitted kitchen boasting granite work surfaces and a suite of integrated appliances, perfect for culinary enthusiasts. Completing the ground floor layout is a convenient utility room and a guest WC, catering to the practical needs of modern family living.

Ascending the stairs, you'll find five generously sized bedrooms, each offering a peaceful haven for relaxation. The principal bedroom benefits from an ensuite shower room, providing a private sanctuary for homeowners. A well-appointed house bathroom with a modern three-piece suite caters to the needs of the remaining bedrooms, ensuring comfort and convenience for all residents.

The property's location adds to its allure, situated on the edge of Tranmere Park—one of Guiseley's most coveted residential areas. Residents enjoy easy access to an array of amenities, including supermarkets, shops, pubs, and leisure facilities, ensuring that daily essentials are within reach. Families will appreciate the proximity to well-regarded schools, with Tranmere Park Primary School conveniently located nearby.

For commuters, the Guiseley Train Station offers swift connections to Leeds, Bradford, and Ilkley, while major roadways such as the A65 and A6038 provide convenient access to the commercial hubs of Leeds and Bradford. Additionally, the Leeds & Bradford Airport is just a short drive away, catering to the needs of travelers.

## Features

• DETACHED FAMILY HOME • TRANMERE PARK LOCATION • CLOSE TO HIGHLY REGARDED SCHOOLS • HIGH SPECIFICATION • FIVE DOUBLE BEDROOMS AND FOUR RECEPTION ROOMS • MASTER SUITE • PLEASANT GARDENS WITH A HIGH DEGREE OF PRIVACY • RESIN DRIVEWAY • GALLERIED LANDING AND INTERNAL OAK DOORS • CLOSE TO TRAIN STATION