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EXCLUSIVE

11 Cairn Avenue, Guiseley, Leeds, LS20 8QQ

Offers In The Region Of £695,000

Property Images



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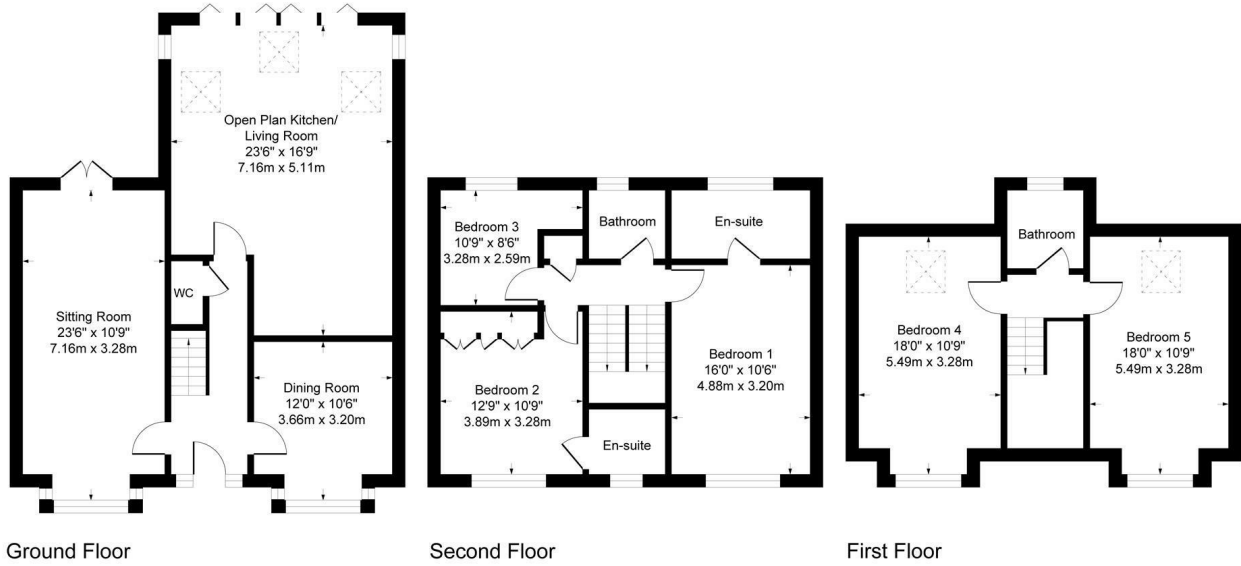
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Approximate Gross Internal Area
1931 sq ft - 179 sq m



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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	73	82

Map



Details

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

Summary

Nestled in this sought after part of Guiseley, this remarkable double-fronted detached family abode exudes timeless elegance and modern functionality.

Stepping through the grand entrance, one is greeted by a sense of spaciousness and sophistication. The airy foyer leads to various living spaces, including a capacious living room perfect for intimate gatherings, a versatile study or playroom, and a convenient W.C.

The heart of the home lies in the breathtaking open-plan dining kitchen, a culinary haven adorned with bespoke units, a sleek breakfast bar, and top-of-the-line integrated appliances. This culinary haven seamlessly transitions into a cozy seating area, illuminated by natural light pouring through bi-folding doors that unveil the enchanting rear garden, creating an inviting ambiance for relaxation and entertainment.

Ascending the stairs to the first floor, the opulent master suite awaits, boasting an en-suite bathroom for moments of indulgence. An additional bedroom on this level offers its own en-suite shower room, while a third bedroom is serviced by a luxurious house bathroom. The staircase gracefully ascends to the second floor, revealing two generously proportioned double bedrooms and a convenient house shower room, providing ample space for family and guests alike.

Externally, the property impresses with a double garage and two off-street parking spaces, ensuring convenience for multiple vehicles. Manicured lawns and meticulously landscaped gardens adorn the front, while the rear garden beckons with its sun-drenched patio, lush lawns, and raised planting beds, creating an idyllic setting for al fresco gatherings and leisurely moments.

Strategically positioned on Cairn Avenue, this residence enjoys easy access to major roadways, facilitating seamless commutes to Leeds, Bradford, and Ilkley. Families will appreciate the proximity to esteemed educational institutions such as Guiseley Secondary School and St Mary's High School, Menston.

Features

- EXECUTIVE FAMILY HOME • EXTENDED LIVING KITCHEN WITH BI FOLDING DOORS • OVER THREE FLOORS • ENSUITE BATHROOMS • CUL DE SAC POSITION • CLOSE TO TRAIN STATION AND SCHOOLS • HUNTERS 360 TOUR • LANDSCAPED GARDENS • DOUBLE GARAGE AND DRIVEWAY • PERFECT FAMILY HOME