

HUNTERS®

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22 Branwell Avenue, Guiseley, Leeds, LS20 9FD

Offers In The Region Of £575,000

Property Images



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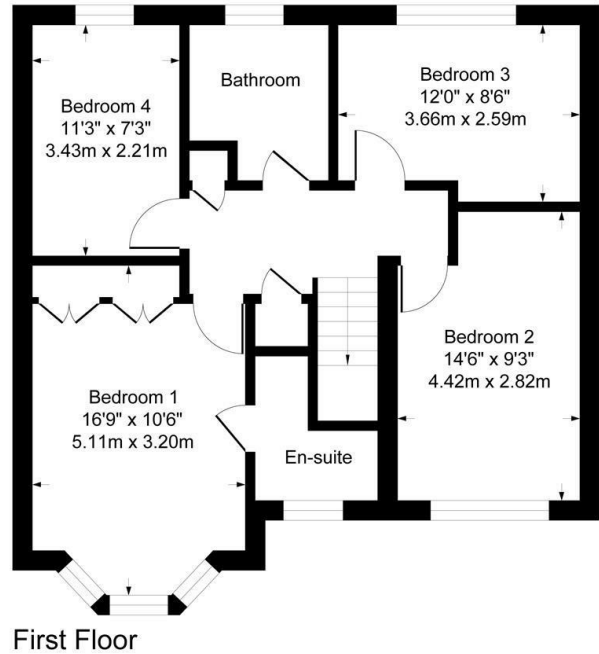
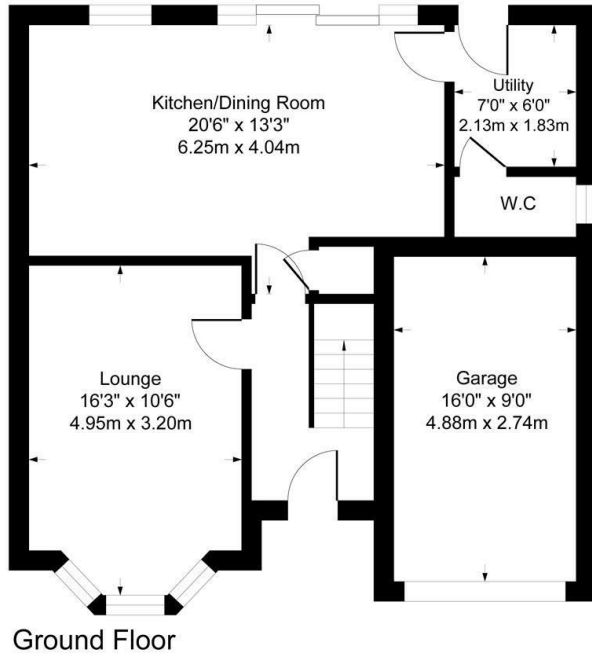
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Approximate Gross Internal Area
1377 sq ft - 128 sq m



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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(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: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled in a serene cul-de-sac near Guiseley Railway Station, this exceptional detached family home seamlessly blends contemporary luxury with timeless charm. With four bedrooms and two bathrooms, it offers comfort and style in abundance. The inviting entrance hall leads to a sophisticated living room with bay window views of the communal gardens. The heart of the home is the spacious dining kitchen, featuring modern amenities and access to the sunny rear garden. Upstairs, the master bedroom boasts tranquil garden vistas and an en-suite, while three additional bedrooms provide ample space. Outside, a driveway and integral garage complement the landscaped rear garden, ideal for outdoor relaxation.

Features

- EXECUTIVE FAMILY HOME • REDROW BUILD • GARDEN WITH SOUTHERLY ASPECT • CLOSE TO SCHOOLS, PARKINSONS PARK AND TRAIN STATION • ENSUITE TO MASTER • UTILITY AND GUEST WC • OPEN PLAN LIVING KITCHEN • SMARTLY PRESENTED AND FULL OF NATURAL LIGHT • HUNTERS 360 TOUR • INTEGRAL GARAGE AND DOUBLE DRIVEWAY