

# HUNTERS®

HERE TO GET *you* THERE

5 Branwell Road, Guiseley, LS20 9FG

Asking Price £379,950

Property Images



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## Property Images

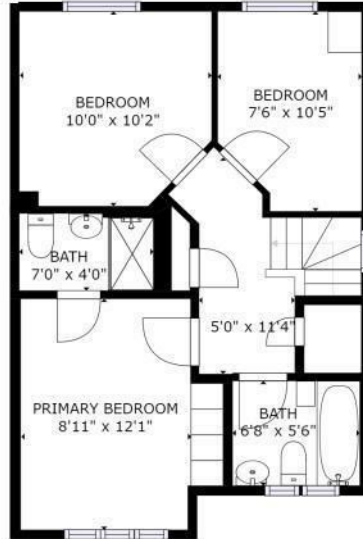
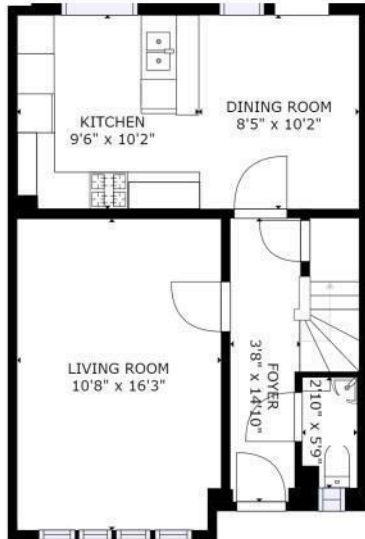


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GROSS INTERNAL AREA  
 FLOOR 1: 642 sq. ft, FLOOR 2: 463 sq. ft  
 TOTAL: 1105 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

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

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This very well presented and maintained three-bedroom, semi-detached home is perfect for families and professionals alike. Nestled in the exclusive Redrow Development of Heritage Homes at Branwell Park located a few minutes walk from Guiseley railway station, this property offers modern living with excellent commuter links to Leeds city centre and convenient access to good local schools and nurseries, shops, bars, cafes and the many other amenities.

Situated in a quiet cul-de-sac, this contemporary stone semi-detached home features off-street parking for two cars and boasts a private, enclosed garden with mature shrubs and trees.

The ground floor comprises an inviting entrance hall with a useful cloakroom, a stylish lounge with ample natural light, and an open-plan kitchen/dining area.

The kitchen is equipped with integrated appliances including a fridge/freezer, electric oven, gas hob, and built-in microwave, and double doors open onto the patio and garden area, perfect for entertaining

Upstairs, the master bedroom includes built-in wardrobes and an en-suite shower room. The second double bedroom, currently used as a guest room and office, and a third bedroom, ideal for a nursery or a study, offer flexible living spaces. The family bathroom is fitted with a glass shower screen, shower over bath, and modern white ceramic fixtures.

Additional features include gas central heating – a brand new gas boiler was installed in June 2022 - double glazing throughout, and a working security

alarm system. The private rear garden, with mature trees, provides a peaceful retreat.

This modern family home combines comfort and convenience in a sought-after location. Don't miss the opportunity to make it your own!

## Features

- SOUGHT AFTER LOCATION • CLOSE TO TRAIN STATION • ENSUITE TO MASTER • LANDSCAPED GARDENS • REDROW HOME • IDEAL FAMILY HOME • OPEN PLAN DINING KITCHEN • CLOSE TO SCHOOLS, SHOPS AND AMENITIES