

# HUNTERS®

HERE TO GET *you* THERE

17 Tranfield Close, Guiseley, Leeds, LS20 8LT

Offers In Excess Of £199,950

Property Images



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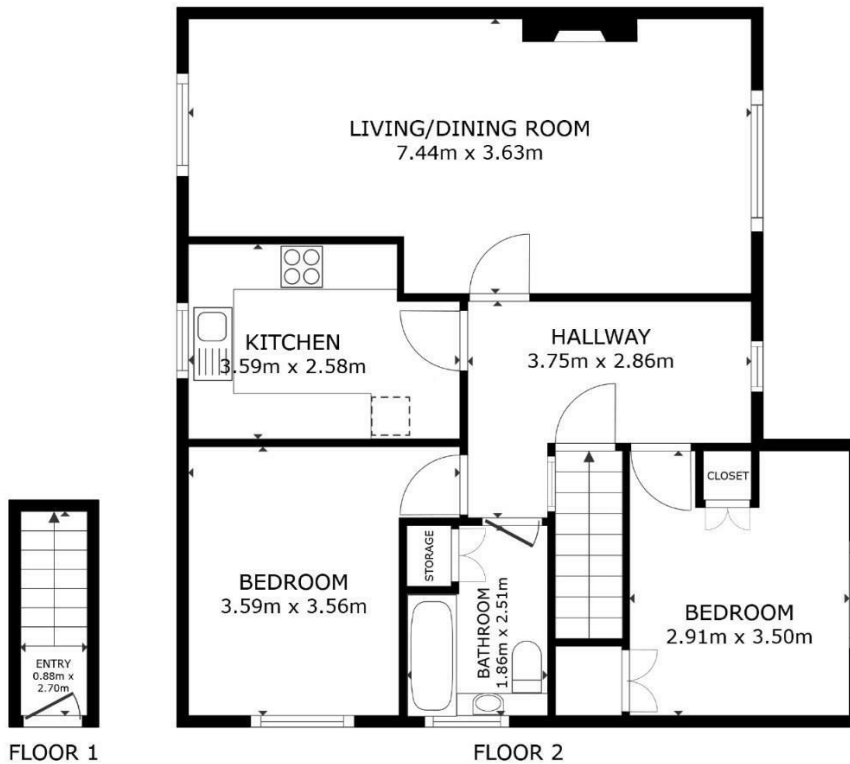
## Property Images



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GROSS INTERNAL AREA  
 FLOOR 1 2.4 m<sup>2</sup> FLOOR 2 73.1 m<sup>2</sup>  
 TOTAL : 75.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

This spacious and light-filled first-floor two-bedroom apartment, offered CHAIN FREE, boasts its own private entrance and a garage on a long lease. The private entrance opens into a generous hallway, perfect for use as an office or cloaks area. The kitchen and a through lounge diner with dual aspect and open outlook are accessible from the hallway. The apartment features two double bedrooms, both equipped with fitted wardrobes and dressing tables, along with a well-appointed bathroom.

Externally, the property benefits from residents' parking, a garage, and access to communal gardens. Situated in Guiseley, the location provides a wealth of amenities, including highly regarded schools, small shops, retail parks with popular stores such as Marks and Spencer Food Hall, Next, and Argos, as well as a variety of restaurants, wine bars, and recreational facilities like the Nuffield Leisure complex and Aireborough Sports Centre. For commuters, there are convenient bus services, Guiseley railway station with links to Leeds and Bradford, and easy access to the A65 and Harrogate Road (A658). Leeds & Bradford Airport is just a short drive away.

## Features

- SPACIOUS FIRST FLOOR APARTMENT • PRIVATE ENTRANCE • LIGHT AND SPACIOUS • GARAGE AND DRIVEWAY • CLOSE TO SHOPS, AMENITIES AND PUBLIC TRANSPORT ROUTES • LONG LEASE / ONE EIGHTH OF FREEHOLD • RECENTLY UPGRADED • NO ONWARD CHAIN • TWO DOUBLE BEDROOMS