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HERE TO GET *you* THERE

12 Greenfield Avenue, Guiseley, Leeds, LS20 8HG

Guide Price £549,950

Property Images



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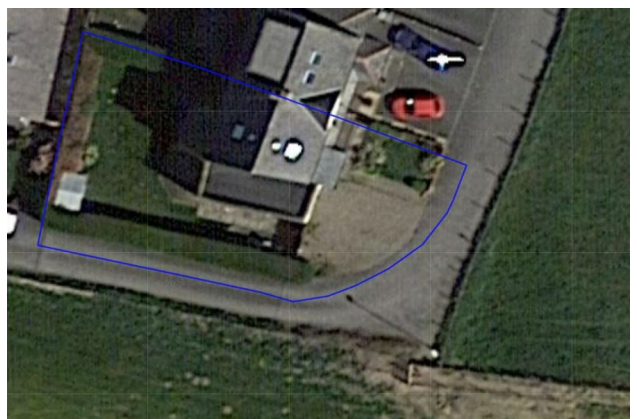
Property Images



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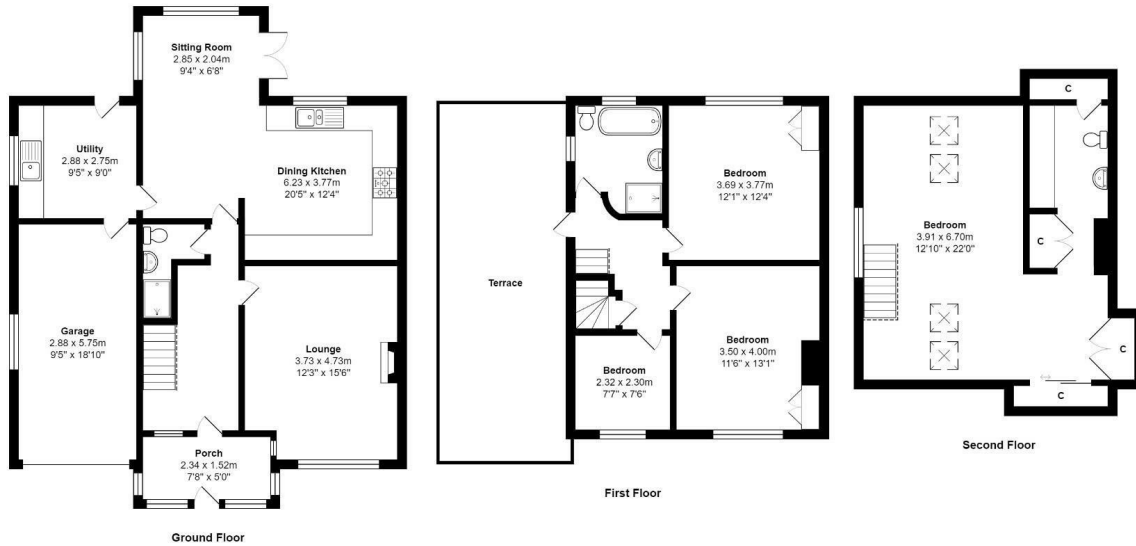
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Total Area: 180.8 m² ... 1947 ft² (excluding terrace)
 All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	83
(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 - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2
 Tenure: Freehold

Welcome to this exquisite four-bedroom semi-detached home, perfectly positioned close to the heart of Guiseley, offering unparalleled panoramic views of the surrounding fields and the picturesque golf course. This residence, arguably one of the best situated properties in the area, sits on a generous corner plot, presenting an excellent opportunity for extension to create a truly remarkable and stunning home.

Upon entering the property, you are greeted by a charming entrance vestibule that leads into the main hallway. The ground floor features a spacious lounge, perfect for relaxing with family and friends. Adjacent to the lounge, the open-plan living kitchen is the heart of the home, combining a modern kitchen, dining area, and a cozy snug, making it an ideal space for both everyday living and entertaining. The kitchen is well-appointed with contemporary fixtures and fittings, ensuring a seamless cooking experience. Additionally, a utility room and ground floor shower room provide extra convenience, while the integral garage offers ample storage space.

The first floor hosts three generously sized bedrooms, each offering comfort and tranquility. Bedrooms two, three, and four/ study, perfect for those who work from home. The house bathroom is also located on this floor, featuring modern amenities for a luxurious bathing experience. A standout feature of this property is the raised balcony accessed from the first-floor landing, providing an idyllic setting to soak in the breathtaking views. This space also holds potential for further extension, subject to planning permissions, to create a large master suite or a first-floor lounge.

Ascending to the second floor, you will find the master bedroom, a true sanctuary with triple aspect windows that offer exceptional views of the surrounding landscape. This room is complete with an ensuite WC and a dressing area, providing a private and serene retreat.

The exterior of the property is equally impressive. To the front, a small garden and driveway offer off-street parking for two cars. The rear and side of the property boast a large garden with a raised decked terrace, perfect for outdoor dining and entertaining. The lawned area and fenced boundaries provide a safe and secure environment for children and pets to play.

This home enjoys a semi-rural aspect, offering peace and tranquility, yet is conveniently located within easy reach of several highly regarded local primary and secondary schools. A wide range of amenities, including shops, restaurants, and recreational facilities, are nearby, and the train station ensures excellent connectivity to surrounding areas.

Offered to the market with no onward chain, this property represents a rare opportunity to acquire a stunning home in a prime location with immense potential. Don't miss the chance to make this beautiful house your forever home. Contact us today to arrange a viewing and experience the charm and potential of this exceptional property.

Features

• EXTREMELY SOUGHT AFTER LOCATION • PANORAMIC VIEWS OVER THE GOLF COURSE AND TO FIELDS • CLOSE TO HEART OF GUISELEY • LARGE CORNER PLOT • SCOPE TO EXTEND - STP • OVER THREE FLOORS • INTEGRAL GARAGE / UTILITY / GROUND FLOOR SHOWER ROOM • NO ONWARD CHAIN • FULL OF NATURAL LIGHT • HUNTERS 360 TOUR