

# HUNTERS®

HERE TO GET *you* THERE

**2 Greenfield Avenue, Guiseley, Leeds, LS20 8HG**

**Asking Price £525,000**

**Property Images**





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## Property Images





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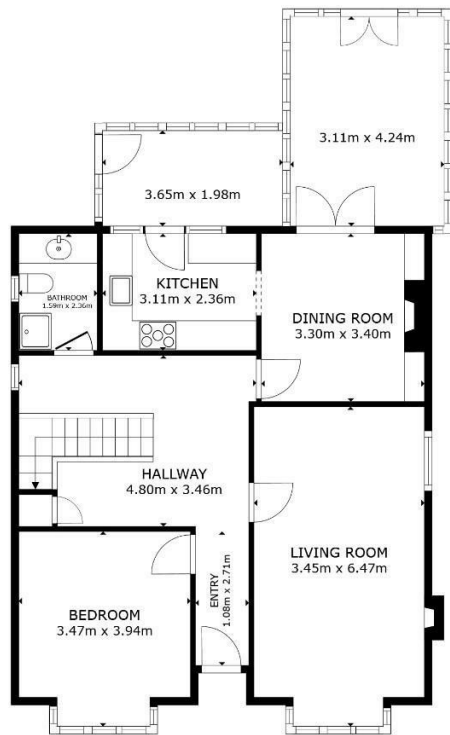
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## Property Images

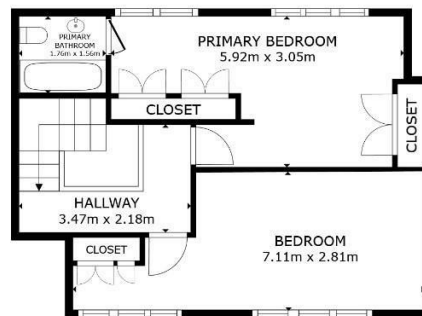


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GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 99.8 m<sup>2</sup> FLOOR 1 46.4 m<sup>2</sup>  
TOTAL: 146.2 m<sup>2</sup>  
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>		
(81-91) <b>B</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: Bungalow - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This well-presented detached three-bedroom period dormer bungalow is nestled in a highly desirable and peaceful location, offering impressive uninterrupted rural views. The spacious home boasts a traditional kitchen complete with integrated appliances, which opens into a dining area that leads to a sunroom with stunning garden views. The ground floor also features a large lounge with far-reaching views across the valley and a charming feature fireplace with a log burner. Additionally, there is a formal dining room that can serve as a third bedroom and a convenient downstairs shower room. The beautiful open hallway provides access to the first floor, where two generously sized bedrooms await, along with ample storage space and an en-suite bathroom in the master room.

Externally, the property is surrounded by well-maintained and established gardens at both the front and rear. A single garage with solar panels on the roof not only powers the property but also contributes to the national grid, offering an eco-friendly energy solution. The tandem driveway, sheltered by a carport, ensures plenty of off-street parking. Despite its tranquil setting, the bungalow is only a short drive away from local amenities and schools, making it an ideal family home.

Greenfield Avenue is a sought-after area, close to fields and farmland, and situated on the outer fringe of Tranmere Park, an exclusive residential area near Guiseley. Guiseley provides an excellent range of local shopping, schooling, and recreational amenities and is well-connected with its own railway station offering frequent trains to Leeds, Bradford, and Ilkley. Major business centers in both North and West Yorkshire are easily accessible, and Leeds/Bradford International Airport is conveniently located in nearby Yeadon. Internal viewing of this charming property is highly advised to appreciate its full potential.

## Features

- DETACHED DORMER BUNGALOW • SOUGHT AFTER LOCATION • PLEASANT GARDENS • SCOPE TO EXTEND - STP • CLOSE TO SCHOOLS AND AMENITIES • HUNTERS 360 TOUR • SEMI RURAL LOCATION FRONTING ONTO FIELDS • SMARTLY PRESENTED • GARAGE AND CARPORT