

# HUNTERS®

HERE TO GET *you* THERE

**6 Tesla Lane, Guiseley, Leeds, LS20 9DS**

**Asking Price £449,950**

Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



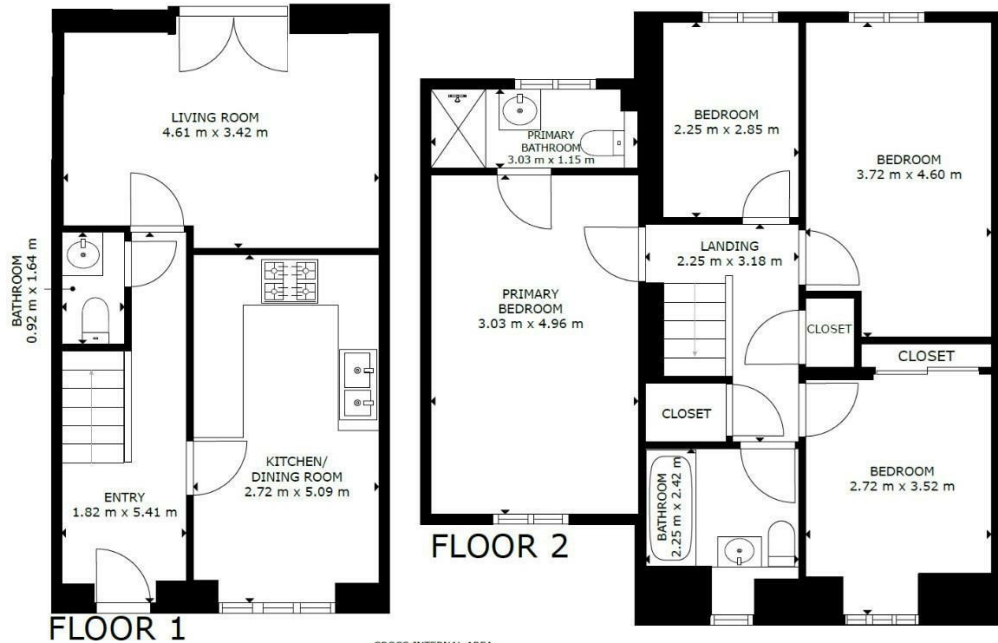
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Property Images

# HUNTERS®

HERE TO GET *you* THERE



GROSS INTERNAL AREA  
FLOOR 1: 53 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
TOTAL: 117 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>                                 |                         |         | 88        |
| (81-91) <b>B</b>                                   |                         | 77      |           |
| (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>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

Situated in the highly desirable area of Guiseley, this superbly appointed detached family home offers spacious and versatile accommodation just a short walk from the train station and several highly regarded local schools. The property boasts an integral garage and an en suite to the master bedroom, with an enclosed garden to the rear that enhances its family-friendly appeal.

The entrance hallway welcomes you into this beautiful home, leading to a dining kitchen that features a charming bay window, filling the space with natural light. The ground floor also includes a guest WC and a generous lounge with doors that open out to the rear garden, creating a seamless flow for indoor-outdoor living and entertaining.

The first floor is home to the master bedroom, which benefits from an en suite shower room, providing a private retreat for relaxation. There are three further good-sized bedrooms, each offering ample space and flexibility to suit your family's needs, along with a modern house bathroom designed for comfort and convenience.

Externally, the property is equally impressive. The front features a small garden and a driveway that allows for off-street parking. The enclosed rear garden is a true highlight, with a combination of paved and lawned areas, raised planted borders, and fenced boundaries, offering a secure and inviting outdoor space for children to play and adults to unwind.

This family home is ideally located within easy reach of local schools, the train station, and a wide range of shops and amenities. Additionally, it provides access to picturesque walks, perfect for enjoying the natural beauty of the area. Viewing is essential to fully appreciate all that this exceptional property has to offer.

## Features

- CLOSE TO SCHOOLS AND TRAIN STATION • ENSUITE TO MASTER BEDROOM • INTEGRAL GARAGE • CLOSE TO PICTURESQUE WALKS • ENCLOSED GARDEN TO REAR • CENTRAL GUISELEY LOCATION • SCOPE TO EXTEND - SUBJECT TO CONSENT • EPC RATING = C / HUNTERS 360 TOUR • EXCEPTIONAL FAMILY HOME • NO CHAIN