

# HUNTERS®

HERE TO GET *you* THERE

7 Branwell Avenue, Guiseley, Leeds, LS20 9FD

Asking Price £599,950

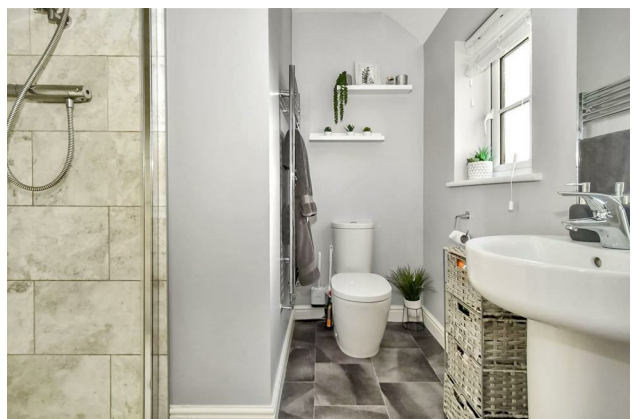
Property Images



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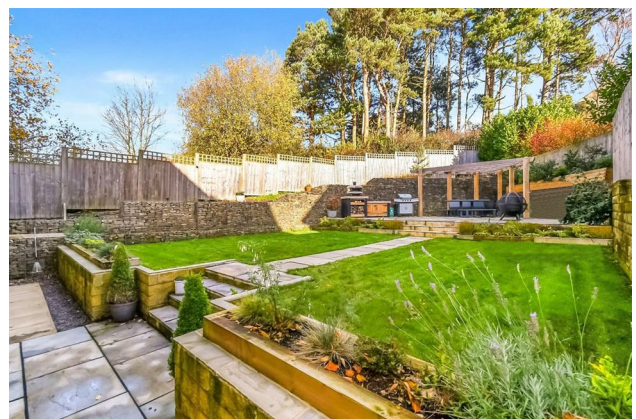
## Property Images

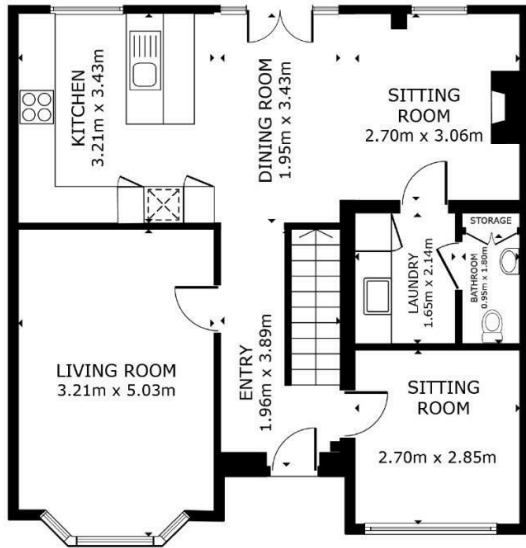


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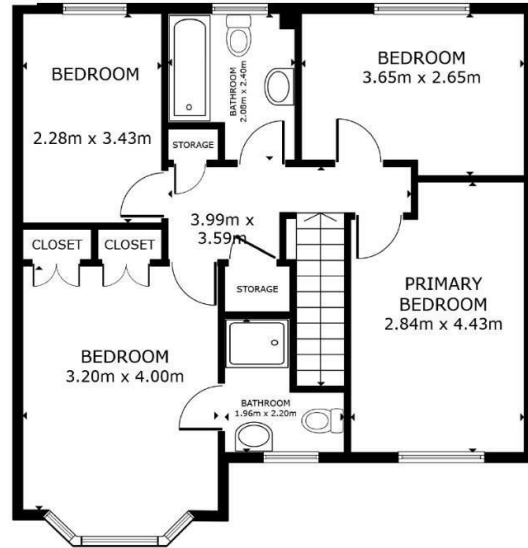
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## Property Images





GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 66.2 m<sup>2</sup> FLOOR 1 62.8 m<sup>2</sup>  
 TOTAL : 129.1 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>			
(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: 2 Receptions: 3  
 Tenure: Freehold

Nestled within a charming cul-de-sac and constructed by Redrow Homes in 2013, this delightful property presents an idyllic family haven. Boasting a prime location in close proximity to Guiseley train station and esteemed local schools, this home offers both convenience and tranquility. The tasteful design and meticulous construction by Redrow Homes add a touch of modern elegance to this residence.

Approaching the property, you are greeted by a well-maintained front garden, featuring a lush lawn and a tarmac driveway providing off-street parking in front of the garage. The exterior exudes curb appeal, setting the tone for the attractive features within.

Step inside through the composite entrance door into an inviting entrance hallway that seamlessly connects the various living spaces. The ground floor unfolds with a spacious family lounge, offering a welcoming atmosphere for relaxation and gatherings. The heart of the home lies in the superb dining kitchen, adorned with cream units and integrated appliances. This culinary haven provides ample space for a dining table and effortlessly extends to the outdoors through patio doors, leading to a paved patio—an ideal spot for al fresco dining and entertaining.

Completing the ground floor accommodation is a versatile playroom or gymnasium, a utility room, and a convenient cloakroom/wc. The thoughtful layout ensures functionality and caters to the diverse needs of modern family living.

Ascending to the first floor reveals a master bedroom adorned with an en suite and fitted wardrobes, offering a private retreat. Three additional double bedrooms provide spacious and comfortable living quarters, while the house bathroom adds a touch of luxury to the upper level.

The outdoor spaces of this property truly distinguish it from the rest. The generously sized, enclosed rear garden is a haven for both adults and children alike, featuring a well-maintained lawn and a raised patio—perfect for hosting summer gatherings. The high degree of privacy in the rear garden enhances the overall appeal, creating a peaceful retreat.

Additional features include double glazing throughout and gas central heating, ensuring comfort and energy efficiency. Located within easy reach of several highly regarded primary and secondary schools, a range of amenities, and the convenience of Guiseley train station, this Redrow home presents an exceptional opportunity for those seeking a harmonious blend of modern living and suburban charm. Immerse yourself in the comfort and appeal of this well-crafted residence.

## Features

• VERY LARGE REAR GARDEN • CUL DE SAC POSITION • SUPERB DINING KITCHEN • MASTER WITH ENSUITE • CONVERTED GARAGE • HUNTERS 360 TOUR • CLOSE TO TRAIN STATION AND SCHOOLS • UTILITY AND GUEST WC • EPC RATING = B • HIGH SPECIFICATION FAMILY HOME