

HUNTERS[®]

HERE TO GET *you* THERE

7 Bransdale Close, Guiseley, Leeds, LS20 8QD

Asking Price £335,000

Property Images



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Floorplan



GROSS INTERNAL AREA
 FLOOR 1: 47 m², FLOOR 2: 32 m²
 TOTAL: 79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

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

Welcome to this immaculate and thoughtfully extended three-bedroom semi-detached home, nestled at the head of a tranquil cul-de-sac in the highly sought-after residential area near the heart of Guiseley. This residence offers a perfect blend of modern living and comfort, making it an ideal sanctuary for families or those who love to entertain.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The spacious lounge provides a cozy retreat, while a convenient guest WC adds to the practicality of the main floor. The true heart of this home, however, lies in the extended living kitchen. This contemporary space boasts solid wood kitchen units, integrated fridge freezer and dishwasher, underfloor heating, and kickboard LEDs, creating an atmosphere of both style and functionality. Large patio doors open up to a meticulously landscaped garden, seamlessly connecting the indoors with the outdoors, making it a perfect space for relaxation and gatherings.

Ascending to the first floor, you will find three well-appointed bedrooms and a modern house bathroom. Each room is designed with comfort and aesthetics in mind, providing a serene retreat for the entire family.

Externally, the property features a charming small garden at the front and convenient off-street parking. The rear of the home reveals an Indian stone patio surrounded by a well-maintained garden, offering a high degree of privacy for outdoor enjoyment. Adding to the appeal is a single garage with a utility area, providing practical storage solutions.

Strategically located, this property offers easy access to local shops, schools, and amenities, ensuring convenience for day-to-day living. Additionally, a nearby train station opens up the possibility of commuting to Leeds city center and beyond, making this residence not just a home but a gateway to a vibrant and well-connected lifestyle.

Features

- STUNNING SEMI DETACHED HOME • EXTENDED TO REAR TO CREATE LIVINIG KITCHEN • LANDSCAPED GARDENS • CUL DE SAC POSITION WITH PLEASANT OUTLOOK TO FRONT • HIGH SPECIFICATION • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • HUNTERS 360 TOUR • GUEST WC • EPC RATING = TBC