

# HUNTERS®

## EXCLUSIVE

**6 Southway, Guiseley, Leeds, LS20 8HX**

**Offers In The Region Of £725,000**

**Property Images**





# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images





# HUNTERS®

## EXCLUSIVE

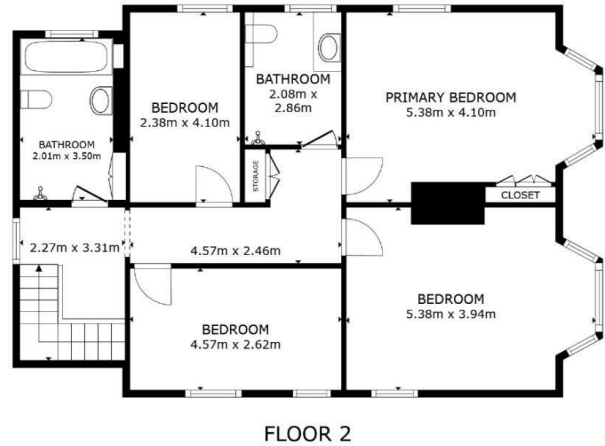
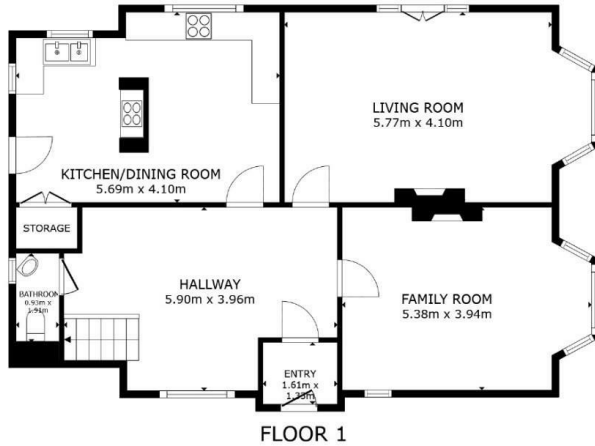
### Property Images





# HUNTERS®

## EXCLUSIVE



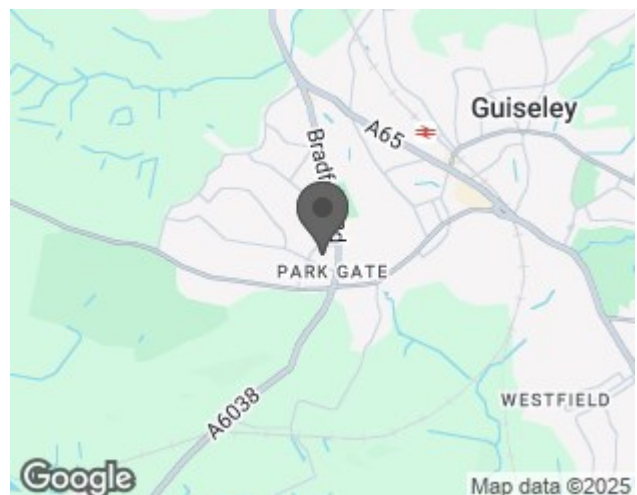
GROSS INTERNAL AREA  
FLOOR 1 95.3 m<sup>2</sup> FLOOR 2 94.7 m<sup>2</sup>  
TOTAL : 190.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

"Ailsa" is a distinguished 1930s family residence located in the sought-after Tranmere Park area, offering an exceptional opportunity for those seeking a home of character and charm. This original detached property showcases a striking double-fronted brick design with bay windows, set amidst beautifully maintained gardens that surround the house, providing privacy and a sense of seclusion. With four spacious double bedrooms, two bathrooms, generously proportioned living spaces, and a host of period features, this is an impressive home that blends timeless elegance with the potential for further modernisation.

From the moment you arrive, the property's heritage and charm are evident. The entrance vestibule, with its solid oak door, lead-lined windows, and stone flooring, creates a warm welcome and leads into the impressive reception hall. This space is both grand and inviting, featuring an open staircase and a wealth of natural light. The ground floor offers two large reception rooms, each with a delightful dual aspect and a range of original features. The sitting room includes a bay window, French doors leading to the rear patio, and a feature fireplace with a tiled hearth and wood surround, complemented by a living flame gas fire. Similarly, the dining room boasts a bay window, a built-in bookcase with storage below, and a fireplace with an oak surround and marble hearth, creating a perfect setting for entertaining or family gatherings.

The breakfast kitchen is both practical and stylish, with a range of wall and base units, granite worktops, display cabinets, and a wine rack. Adjacent to the kitchen is a convenient W.C., equipped with a low suite and corner basin. The ground floor layout is thoughtfully designed, offering ample space for everyday living and hosting.

Upstairs, the first-floor accommodation is equally impressive. The principal bedroom is bright and airy, featuring a bay window, built-in wardrobes, and a radiator. The second bedroom also enjoys a bay window and twin aspect, along with a vanity unit with an integrated basin and mixer tap. The third and fourth bedrooms are well-proportioned, each with charming views and radiators for comfort. The house bathroom is modern and stylish, fitted with a four-piece suite including a bath with shower attachment, a separate shower cubicle, a wash basin, and a low suite W.C. The shower room, with its three-piece suite, complements the bathroom, offering convenience for busy households.

Externally, the property continues to impress. A driveway to the front provides off-street parking for two vehicles and leads to the single garage, which features an electric up-and-over door. Beyond the garage, a utility room is equipped with plumbing for a washing machine, space for a dryer, a base unit with a sink, and a wall-mounted central heating boiler. The gardens are a standout feature, with the main garden situated to the side of the house. This area includes a well-kept lawn, mature trees, and vibrant borders filled with shrubs and plants. A patio seating area and garden room with power offer additional outdoor living spaces. The rear of the property boasts a Yorkshire stone patio, while the front garden includes raised borders, an Indian stone pathway, and a lawned area screened by mature conifer trees for added privacy.

Situated in the desirable town of Guiseley, the property is within easy reach of an array of local amenities. Highly regarded schools cater to all age groups, while the town centre provides a variety of shops, restaurants, and leisure facilities, including the Nuffield Health complex and Aireborough Sports Centre. Excellent transport links are another key benefit, with a bus service and Guiseley railway station offering connections to Leeds and Bradford. The A65 and Harrogate Road (A658) provide road links, while Leeds Bradford Airport is just a ten-minute drive away.

"Ailsa" represents a rare opportunity to acquire a home of distinction in a prime location, offering a blend of period charm and modern convenience with scope for further enhancement. This property is truly a must-see for discerning buyers.

## Features

• CHARMING FAMILY HOME • GENEROUS PLOT WITH GARDENS TO ALL SIDES • PERIOD FEATURES THROUGHOUT • SCOPE TO EXTEND - SUBJECT TO PLANNING • HUNTERS 360 TOUR • GARAGE AND DRIVEWAY • CLOSE TO SCHOOLS AND AMENITIES • FOUR LARGE BEDROOMS • RECEPTION HALL • BREAKFAST KITCHEN