

HUNTERS®

HERE TO GET *you* THERE

64 Southway, Guiseley, Leeds, West Yorkshire, LS20 8JQ

Asking Price £625,000

Property Images



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Property Images



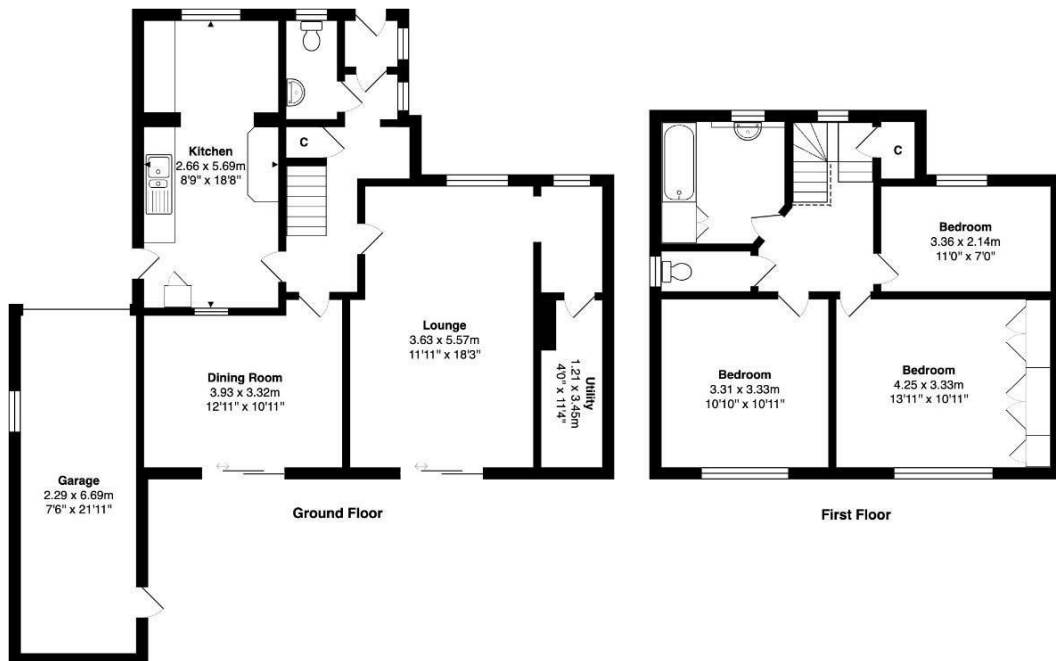
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Total Area: 132.6 m² ... 1427 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

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

Summary

Located within the highly sought-after Tranmere Park area of Guiseley, this detached three-bedroom family home offers a fantastic opportunity to acquire a property in one of the most desirable locations in the region. With excellent transport links, highly regarded schools, and local amenities close by, this home is perfectly suited for families and professionals alike.

Upon entering, you are welcomed into a bright and spacious hallway that leads to the well-proportioned accommodation. The dual-aspect sitting room is a standout feature, offering an abundance of natural light and a generous living space for relaxation. The separate dining room provides an ideal setting for entertaining, while the breakfast kitchen is well-equipped and overlooks the rear garden. A useful boiler room adds extra practicality to the ground floor layout.

To the first floor, three good-sized bedrooms provide comfortable accommodation, complemented by the main house bathroom. The property's layout offers excellent scope for modernisation and extension, with many neighbouring homes having undergone significant redevelopment to maximise their potential.

Externally, the property boasts impressive gardens to both the front and rear, providing ample outdoor space for families and gardening enthusiasts. A driveway and garage offer off-street parking, further enhancing the home's appeal.

Offering a rare opportunity to create a dream home in a prime location, this property presents tremendous potential to extend and reconfigure to suit a variety of needs. Early viewing is highly recommended to appreciate all that this fantastic home has to offer.

Features

- MUCH LOVED, DETACHED FAMILY HOME • SOUGHT AFTER TRANMERE PARK AREA OF GUISELEY • SCOPE TO EXTEND AND REDEVELOP - STP • LARGE GARDENS • CLOSE TO HIGHLY REGARDED SCHOOLS AND AMENITIES • ADJOINING GARAGE • NO ONWARD CHAIN • PART EXTENDED • TWO RECEPTION ROOMS