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Hollycroft Old Hollings Hill, Guiseley, Leeds, LS20 8EW

Asking Price £795,000

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APPROX. GROSS INTERNAL FLOOR AREA 1988 SQ FT 184.6 SQ METRES (INCLUDES GARAGE / EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	75	
(69-80) C		
(55-68) D		
(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: 4 Bathrooms: 3 Receptions: 2
Tenure: Freehold

Nestled in a highly desirable location on a private road off Old Hollings Hill, this charming and individually designed chalet bungalow offers an exceptional blend of privacy, space, and stunning surroundings. Built in 2007, the property enjoys a generous plot with beautifully landscaped woodland gardens, providing a tranquil retreat with far-reaching countryside views.

This impressive home boasts four well-proportioned bedrooms and three bathrooms, making it an ideal choice for families or those seeking a peaceful yet conveniently located residence.

Upon entering, the spacious hallway provides access to the integrated garage, which features a utility area for added convenience. The inner hallway, adorned with elegant Cherry Oak doors, leads to a well-appointed dining kitchen fitted with classic oak units. The inviting lounge is a perfect space for relaxation, featuring French doors that open onto an Indian stone patio—ideal for outdoor entertaining. The ground floor also includes the master bedroom with an en-suite, a second bedroom, a stylish family bathroom, and a useful cloaks cupboard.

Upstairs, the galleried landing offers access to two further double bedrooms, both of which enjoy delightful views of the surrounding landscape. This floor also benefits from a second family bathroom and additional eaves storage, ensuring ample space for all your needs.

Situated in an enviable position, the property enjoys the best of both worlds—peaceful countryside views while being just a short stroll from the heart of Guiseley. The town offers an excellent selection of shops, cafés, and amenities, as well as highly regarded primary and secondary schools, making it an excellent location for families. The nearby train station provides convenient links to Leeds, Bradford, and beyond, making commuting a breeze.

Externally, the home sits within an attractive, well-stocked plot. The front garden is mainly laid to lawn, complemented by mature trees, shrubs, and plants, creating a private and picturesque setting. To the rear, there is ample parking, ensuring convenience for residents and visitors alike.

Additional benefits include gas central heating and double glazing throughout, enhancing both comfort and energy efficiency. The integrated garage has been thoughtfully reconfigured to incorporate a practical utility space while still offering storage solutions.

This wonderful stone-built family home is a rare find, offering an exceptional living environment in one of Guiseley's most sought-after locations. Viewing is highly recommended to fully appreciate all that this stunning property has to offer.

Features

• EXTREMELY SOUGHT AFTER LOCATION • CHALET BUNGALOW • INTEGRAL GARAGE AND UTILITY • GATED DRIVEWAY WITH MATURE GARDENS TO ALL SIDES • ENSUITE TO MASTER • HIGH SPECIFICATION • CLOSE TO HEART OF GUISELEY • CLOSE TO SCHOOLS, TRAIN STATION AND RURAL WALKS • HUNTERS 360 TOUR • GALLERIED LANDING