

# HUNTERS®

## EXCLUSIVE

**6 Cairn Avenue, Guiseley, Leeds, LS20 8QQ**

**Asking Price £800,000**

**Property Images**

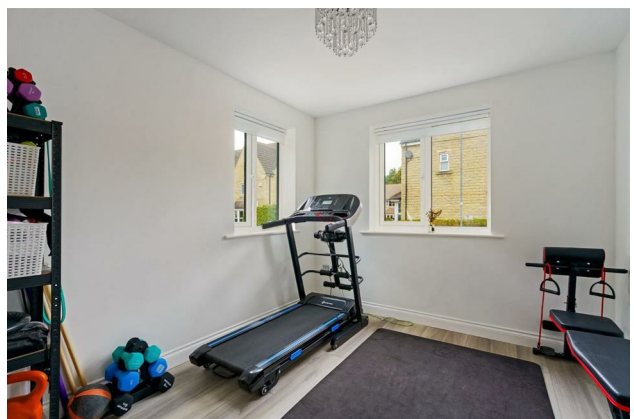




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### Property Images



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Approximate Floor Area = 259.8 sq m / 2796 sq ft  
(Including Garage)

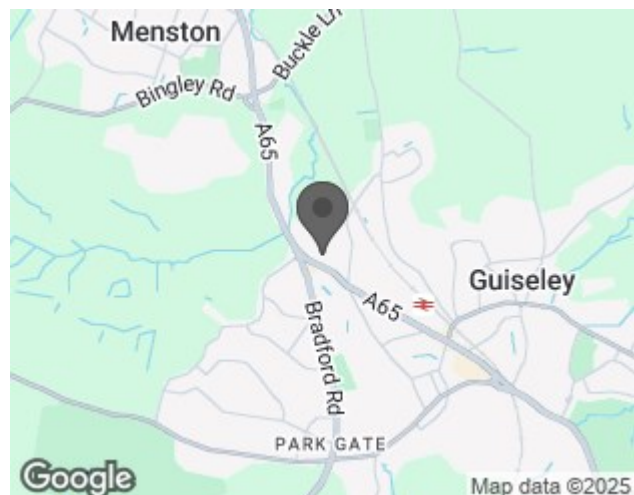


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87787

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 83        |
| (81-91) <b>B</b>                            | 74                      |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Detached Beds: 6 Bathrooms: 5 Receptions: 2  
Tenure: Freehold

## Stunning Six-Bedroom Executive Home in Sought-After Guiseley

Offered to the market with no onward chain, this remarkable and beautifully appointed six-bedroom detached residence is a rare opportunity to acquire a truly outstanding family home. Situated within a highly desirable development close to the heart of Guiseley, the property boasts generous and versatile living accommodation set across three floors, perfect for modern family life.

From the moment you step inside, the quality and attention to detail is immediately evident. The welcoming entrance hallway, accessed via a stylish composite front door, leads to a spacious and elegant sitting room complete with bay window, offering a bright and relaxing space for everyday living. There is also a dedicated study, ideal for home working or use as a playroom or snug.

The heart of the home is undoubtedly the impressive open-plan living kitchen, designed with both style and practicality in mind. Featuring underfloor heating, a substantial central island with breakfast bar, and a full range of integrated appliances, this is the perfect setting for entertaining family and friends. Adjoining the kitchen is a separate utility room, guest WC, and access to the integral double garage, providing excellent storage and convenience.

Upstairs, the first floor offers four well-proportioned double bedrooms, including a spacious principal bedroom with contemporary en-suite shower room. A sleek and modern family bathroom serves the remaining bedrooms on this level.

The top floor boasts two further expansive double bedrooms, including another luxurious principal suite with access to the second house bathroom, ideal for multi-generational living or older children requiring their own space.

Externally, the property continues to impress with off-street parking to the front and a beautifully landscaped, enclosed rear garden which benefits from a sunny southerly aspect — ideal for outdoor dining and relaxation during the warmer months.

Located just a short distance from Guiseley's vibrant centre, the home enjoys excellent access to a wide range of amenities. These include a local health club and leisure centre, a superb selection of restaurants, cafés, and shops, as well as several highly regarded primary and secondary schools. Guiseley train station offers convenient links to Leeds, Bradford, and beyond, making this a perfect choice for commuters.

This exceptional home truly combines luxurious living with practical family-friendly features in a prime location. Early viewing is highly recommended to fully appreciate all that this special property has to offer.

## Features

• EXECUTIVE AND COMMANDING FAMILY HOME • OPEN PLAN LIVING KITCHEN WITH BI FOLDS • SUPERB MASTER SUITE • LANDSCAPED GARDEN WITH SOUTH WESTERLEY ASPECT • SET OVER THREE FLOORS • VERY HIGH SPECIFICATION • CLOSE TO SCHOOLS AND TRAIN STATION • INTEGRAL DOUBLE GARAGE • NO ONWARD CHAIN • VIEWING ESSENTIAL