

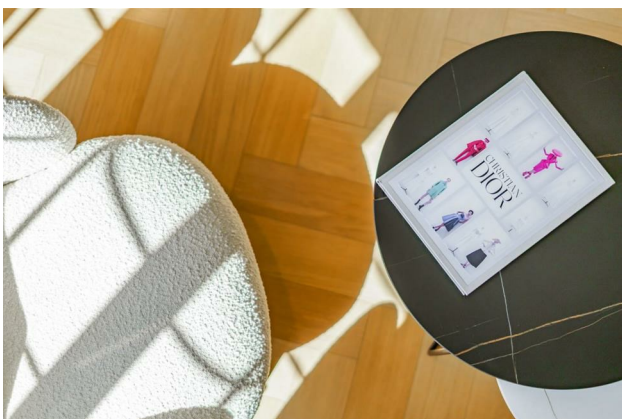
HUNTERS®

HERE TO GET *you* THERE

48 Westgate, Guiseley, Leeds, LS20 8HL

Asking Price £595,000

Property Images



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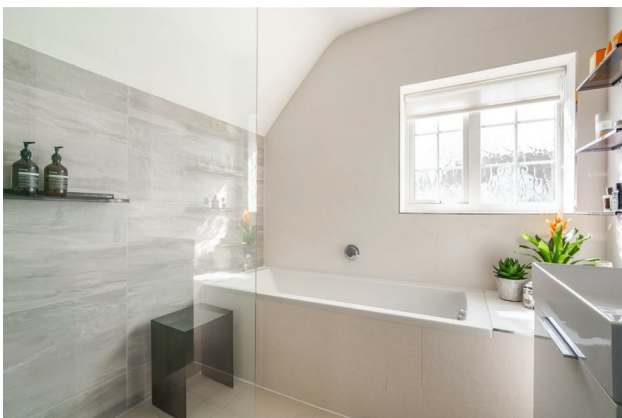
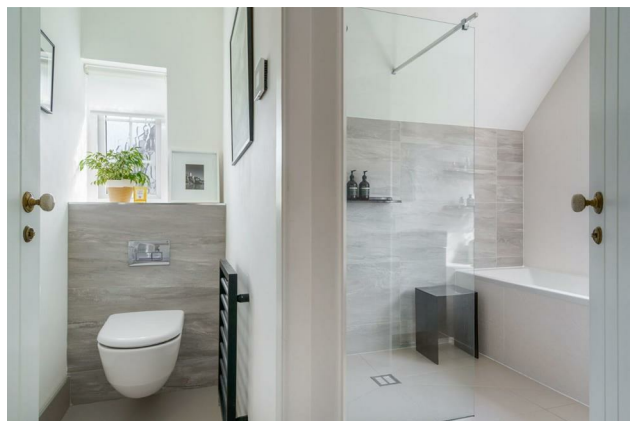
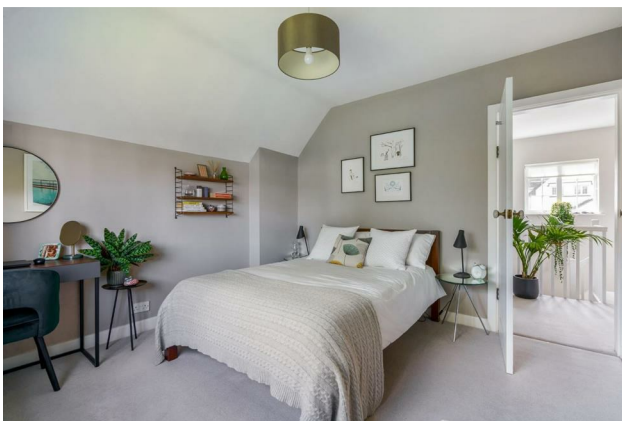
Property Images



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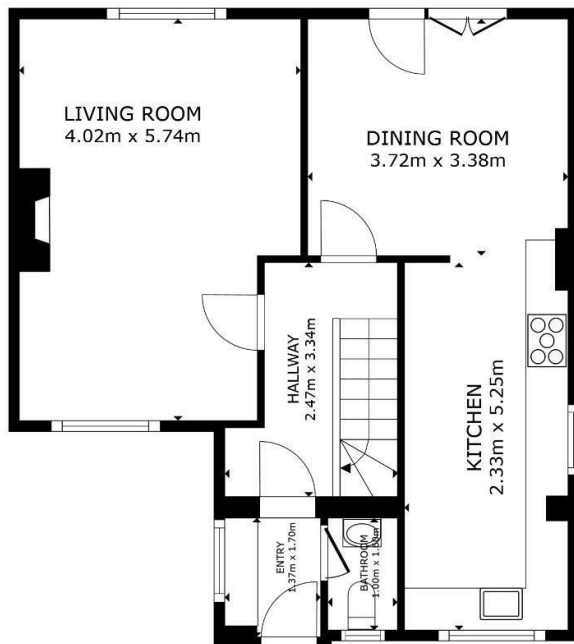
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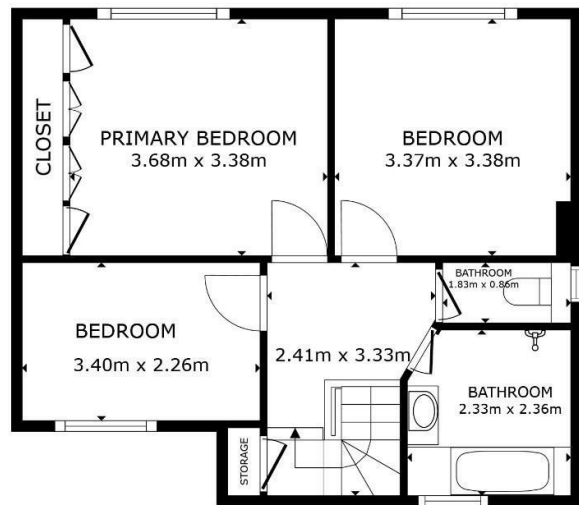


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 59.7 m² FLOOR 2 50.1 m²
TOTAL : 109.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Situated within the prestigious and highly sought-after Tranmere Park area of Guiseley, this absolutely immaculate three-bedroom home offers stylish and spacious accommodation ideal for a wide range of buyers. Boasting high-quality fixtures and fittings throughout, this superb property has been finished to an exceptional standard and is ready to move straight into.

Upon entering the home, you are welcomed by a bright entrance hallway with a convenient guest WC. The spacious lounge provides a comfortable and relaxing space, while the impressive open-plan dining kitchen is the heart of the home. Featuring integrated appliances and ample space for dining and entertaining, this stunning kitchen also benefits from patio doors that open directly onto the beautifully maintained rear garden.

To the first floor are three generously proportioned double bedrooms, all tastefully presented. The modern house shower room is complemented by a separate WC for added convenience.

Externally, the property offers excellent kerb appeal with off-street parking for two vehicles and a detached garage. The rear garden is truly magnificent – predominantly laid to lawn with mature planted borders and established hedged boundaries, creating a high degree of privacy and a wonderful outdoor space for families or entertaining.

Located in one of Guiseley's most desirable residential areas, the property is ideally positioned for access to local amenities, including well-regarded primary and secondary schools, boutique shops, and a variety of cafés and restaurants. For commuters, Guiseley train station offers direct links to Leeds, Bradford and beyond, making this home perfectly placed for both family life and professional needs.

This is a rare opportunity to acquire a turn-key property in such a coveted location – early viewing is highly recommended.

Features

- VERY HIGH SPECIFICATION HOME • OPEN PLAN DINING KITCHEN • THREE DOUBLE BEDROOMS • SUPERB LANDSCAPED GARDENS • PRESTIGIOUS TRANMERE PARK LOCATION • HUNTERS 360 TOUR • GUEST WC • MODERN KITCHEN WITH INTEGRATED APPLIANCES • HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT • CLOSE TO AMENITIES AND TRAIN STATION