

# HUNTERS®

HERE TO GET *you* THERE

**66 Southway, Guiseley, Leeds, LS20 8JQ**

**Asking Price £695,000**

**Property Images**





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## Property Images





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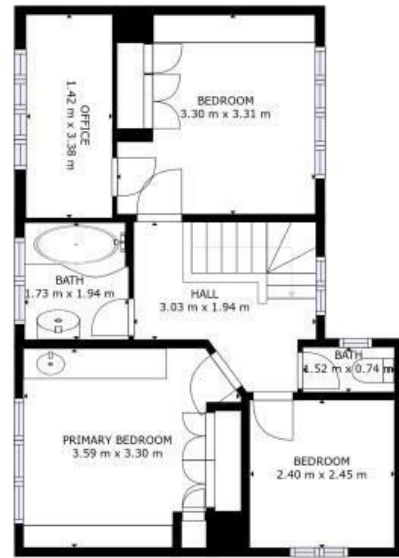
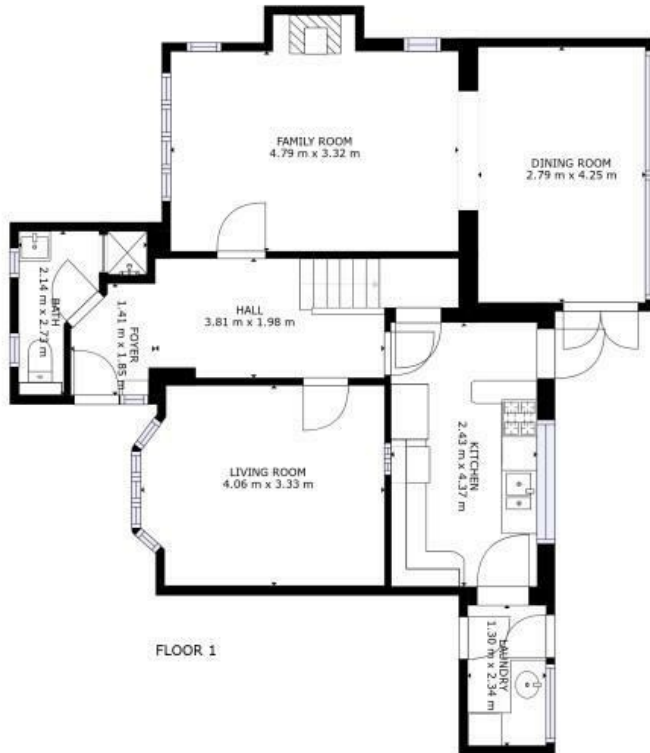
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## Property Images



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GROSS INTERNAL AREA  
FLOOR 1: 74 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 121 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Reception: 3 Tenure: Freehold

## Summary

A hugely appealing and much loved, double fronted family home situated within the prestigious and highly sought after Tranmere Park area of Guiseley. Offering massive potential to extend the property sits on a very large plot with extensive lawned gardens.

Accommodation briefly consists of an extended entrance hallway, toilet & shower room, a spacious lounge with open plan dining room extension, formal dining room / sitting room, breakfast kitchen, utility room and integral garage. To the first floor can be found the master bedroom which has been partitioned to create a study, a further two double bedrooms, the house bathroom and separate wc. Externally there is a planted garden to the front and two driveways allowing for off-street parking. A patio spans the rear of the house with useful shed and log store to the side. Beyond the patio is a very large lawned garden which at the time of coming to the market was bathed in sunshine.

The property is situated within the catchment area for Tranmere Park Primary school and is within easy reach of several highly regarded primary and secondary schools. Nearby Guiseley town centre offers a wealth of amenities as well as a train station providing excellent access to Leeds City Centre and beyond.

## Features

- SOUGHT AFTER TRANMERE PARK LOCATION • DOUBLE FRONTED FAMILY HOME • LARGE REAR GARDEN • SCOPE TO EXTEND • INTEGRAL GARAGE • CLOSE TO SCHOOLS • HUNTERS 360 TOUR • NOT TO BE MISSED • EXTENDED TO REAR • EPC RATING = TBC