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46 Westgate, Guiseley, Leeds, LS20 8HL

Asking Price £595,000

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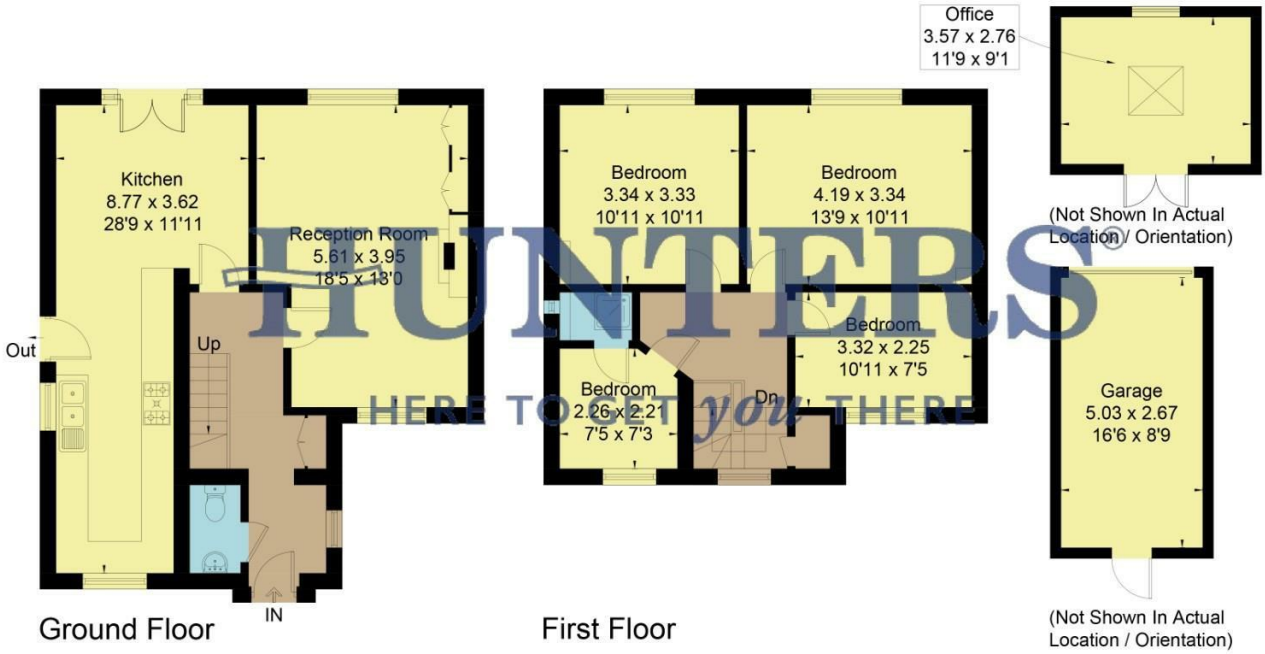
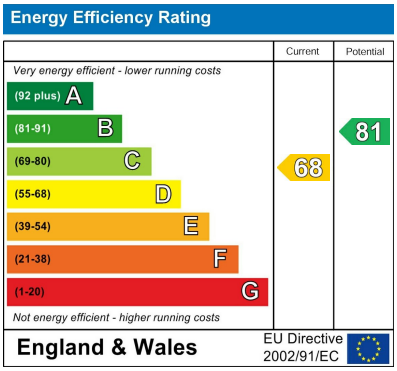
Approximate Floor Area = 109 sq m / 1173 sq ft
Outbuildings = 23.1 sq m / 249 sq ft (Including Garage)
Total = 132.1 sq m / 1422 sq ft



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 #91539

EPC



Map

Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Located in the highly sought-after Tranmere Park area of Guiseley, this beautifully presented family home offers a superb opportunity for those seeking quality, space, and potential. Positioned just a short walk from the outstanding Tranmere Park Primary School, the property is perfectly suited to growing families.

The home has already been thoughtfully extended, yet still offers excellent scope for further development, subject to the necessary planning permissions. One of its standout features is the impressive and generously sized rear garden – a rare find in this area – which enjoys a high degree of privacy. At the far end of the garden is a fully insulated home office, ideal for anyone working remotely or seeking a quiet retreat.

Internally, the accommodation comprises a welcoming entrance hallway, a guest WC, and a bright dual-aspect lounge that enjoys lovely views over the garden. The spacious, L-shaped dining kitchen is fitted with solid units and high-quality integrated appliances, with French doors opening directly onto the garden – perfect for entertaining and family living.

Upstairs, the first floor offers three well-proportioned bedrooms and a luxurious house bathroom, complete with a double walk-in shower and stylish fittings.

Externally, the property features a neatly lawned front garden and a driveway providing off-street parking. A single garage to the side offers further parking or storage space. The rear garden is a real highlight – extending to a substantial size with a paved patio area and a large lawn, it provides ample room for children to play or for summer gatherings. There is also a useful storage shed adjoining the garden office.

This is a wonderful family home in a prime location, and early viewing is highly recommended to fully appreciate all that it has to offer.

Features

• OUSTIDE HOME OFFICE • VERY HIGH SPECIFICATION • TRANMERE PARK LOCATION • HUNTERS 3D TOUR • LARGE GARDEN • SCOPE TO FURTHER EXTEND • GUEST WC • DETACHED GARAGE AND DRIVEWAY