

HUNTERS®

HERE TO GET *you* THERE

30 Hawksworth Lane, Guiseley, Leeds, LS20 8HA

Asking Price £975,000

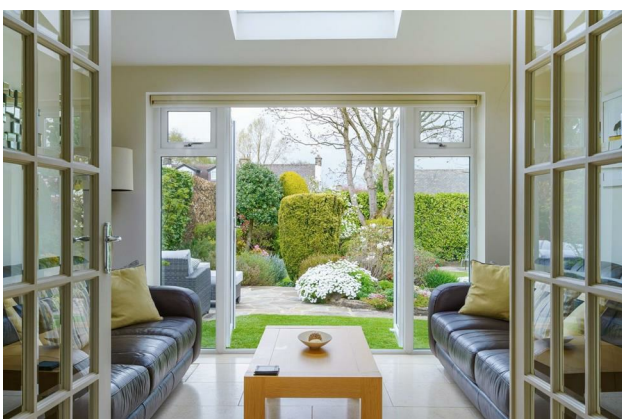
Property Images



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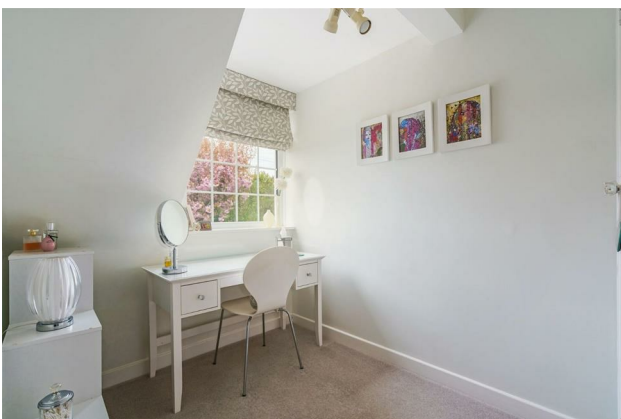
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Approximate Floor Area = 236.3 sq m / 2543 sq ft
(Including Garage)



Ground Floor



First Floor



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 #90260

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	73	
(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: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

Summary

Located in the prestigious Tranmere Park area of Guiseley, this stunning detached family home offers spacious, extended accommodation ideal for modern living. The ground floor features a large sitting room, formal dining room, snug/garden room, guest WC, utility, integral garage, and a spectacular open-plan living kitchen with island and integrated appliances. Upstairs offers five well-sized bedrooms, including a luxurious master with dressing room and en-suite, plus a family bathroom. Externally, remote gates lead to a gravelled driveway, while the generous rear garden boasts a large patio and extensive lawn. Close to excellent schools, shops, and local amenities.

Features

- DETACHED FAMILY HOME • OPEN PLAN LIVING KITCHEN • SOUGHT AFTER TRANMERE PARK LOCATION • SUPERB MASTER SUITE • OPEN OUTLOOK TO FRONT • LARGE REAR GARDEN • HIGH SPECIFICATION • CLOSE TO HIGHLY REGARDED SCHOOLS • CLOSE TO TRAIN STATION • INTEGRAL GARAGE / WC AND UTILITY ROOM