

# HUNTERS®

## EXCLUSIVE

Grassington House, Queensway, Guiseley, Leeds, LS20 9JE

Asking Price £625,000

Property Images



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### Property Images



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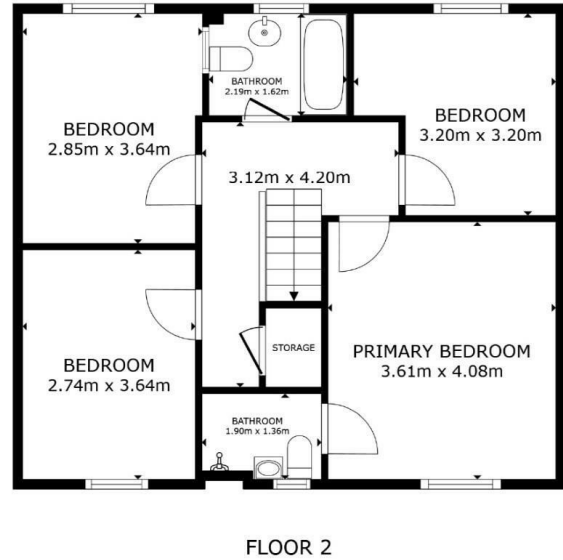
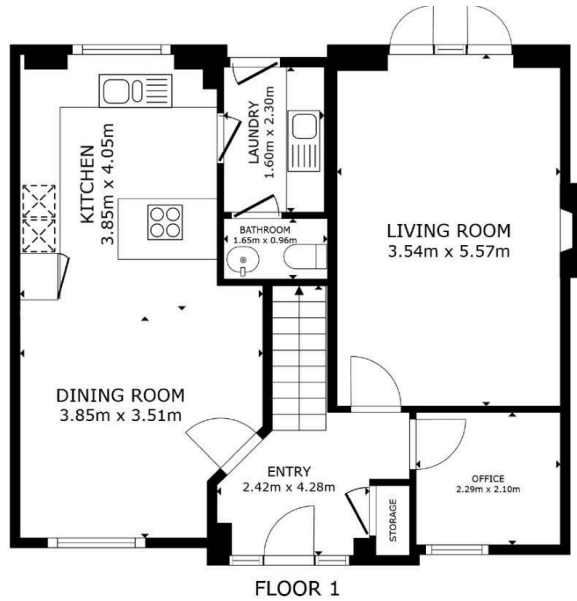
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GROSS INTERNAL AREA  
FLOOR 1: 66.3 m<sup>2</sup> FLOOR 2: 62.2 m<sup>2</sup>  
TOTAL: 128.5 m<sup>2</sup>

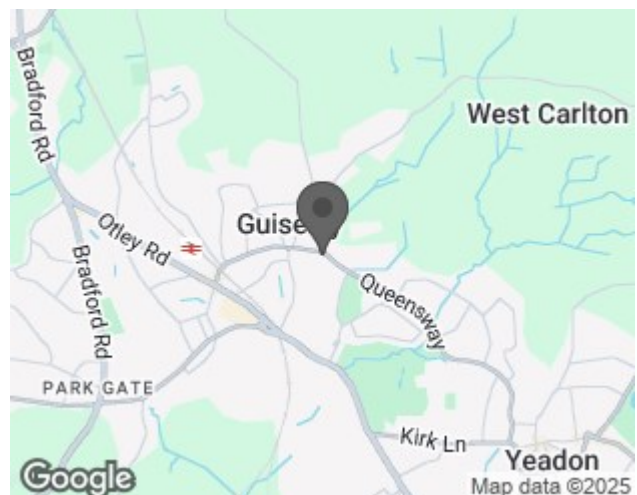
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### EPC

| Energy Efficiency Rating                           |           |           |
|----------------------------------------------------|-----------|-----------|
|                                                    | Current   | Potential |
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           | <b>87</b> |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   | <b>79</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: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

Hunters are delighted to present this exceptional family home, ideally situated just a short distance from the centre of Guiseley. Designed and finished to an outstanding standard, this impressive property offers four generous double bedrooms, an en suite to the master, and delightful rural views to the front. Throughout, the home showcases high-quality fixtures, fittings and thoughtful design, creating a stylish yet comfortable living environment perfect for modern family life.

The entrance hallway, complete with elegant hardwood parquet flooring and a composite front door, sets the tone for the rest of the home. A useful study provides a quiet space for work or study, while the bespoke fitted dining kitchen forms the heart of the property, featuring integrated appliances, a breakfast bar, and access to a separate utility room and guest WC. The dual-aspect lounge is filled with natural light from a bay window at the front and bi-folding doors at the rear, which open directly onto the enclosed south-facing garden — an ideal spot for family gatherings or summer entertaining.

Upstairs, the master bedroom enjoys its own stylish en suite shower room, while three further double bedrooms and a beautifully presented house bathroom complete the first-floor accommodation.

Externally, the property features meticulously landscaped gardens to both the front and rear, with paved and lawned areas framed by mature, well-stocked borders. Walled boundaries and decorative railings enhance the sense of privacy and kerb appeal. A detached garage with loft storage and a driveway in front provide ample parking and practical storage options.

Located within a sought-after modern development, this wonderful home is just moments from an excellent selection of local shops, highly regarded schools, and Guiseley train station, offering convenient access to Leeds, Ilkley, and beyond.

## Features

- MODERN STONE FAMILY HOME • RURAL OUTLOOK TO FRONT • ENSUITE TO MASTER • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • GARAGE AND DRIVEWAY • SCOPE FOR LOFT CONVERSION • HIGH SPECIFICATION • CLOSE TO TRAIN STATION, SHOPS AND SCHOOLS • HUNTERS 360 TOUR • GUEST WC AND UTILITY ROOM