

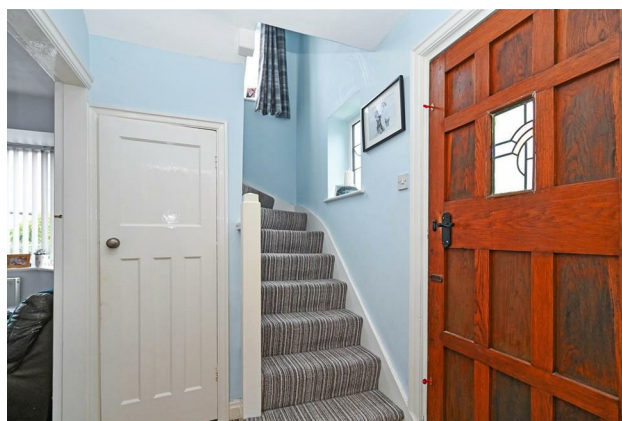
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27 New Way, Guiseley, Leeds, LS20 8JR

Offers In Excess Of £500,000

Property Images



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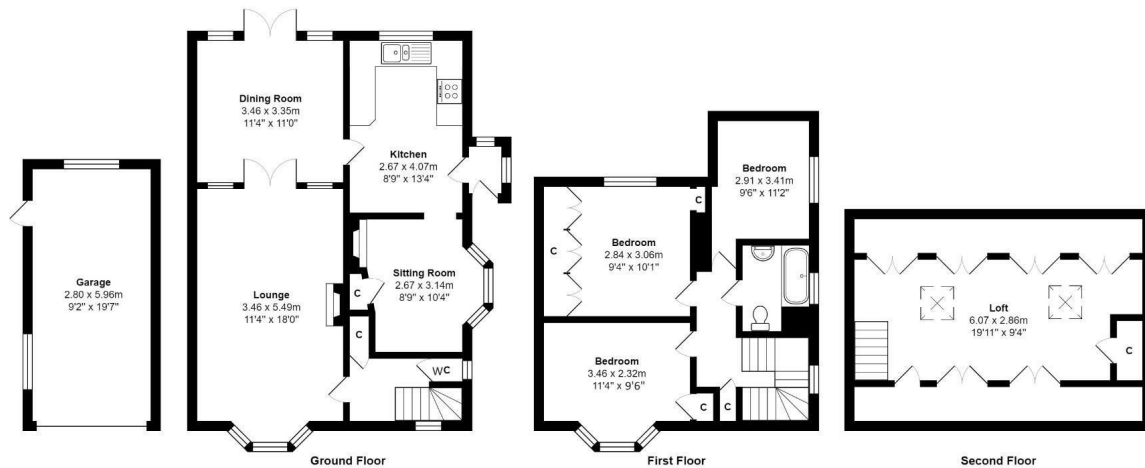
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Total Area: 130.5 m² ... 1404 ft² (excluding garage)
All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
England & Wales	EU Directive 2002/91/EC	

Map



Details

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

Welcome to this exceptional three double bed roomed, extended semi-detached family home nestled within the prestigious and highly sought-after Tranmere Park area of Guiseley. Boasting an array of charming features and contemporary upgrades, this residence provides a perfect blend of classic elegance and modern functionality.

As you step through the solid wood entrance door adorned with stained glass panels, the inviting entrance hallway sets the tone for the residence. The ground floor unfolds into a series of thoughtfully designed spaces, starting with a convenient guest WC for added comfort.

The snug, featuring a bay window and a charming log-burning stove, provides a warm and intimate space for relaxation. Adjacent to the snug is a spacious lounge, also adorned with a log-burning stove, creating a cozy ambiance for family gatherings or quiet evenings. The dining / garden room with underfloor heating, strategically positioned to capture natural light, opens up to the rear garden through French doors, seamlessly connecting indoor and outdoor living.

The heart of the home lies in the beautifully appointed breakfast kitchen, where culinary delights unfold against a backdrop of modern appliances and ample storage. This well-designed space serves as a focal point for family meals and entertaining.

Ascending to the first floor reveals three generously sized double bedrooms, each exuding a sense of comfort and tranquility. The main house bathroom, meticulously designed with contemporary fixtures, complements the overall aesthetic of the home.

Bedroom two boasts a unique feature – steps leading up to the loft/occasional room, presenting an exciting opportunity for a future full conversion. Imagine creating an additional bedroom, a home office, or a playroom tailored to your needs.

The outdoor spaces are equally impressive, with large rear south west facing gardens to the rear and a well tended garden to the front. A substantial garage situated to the side offers convenience and additional storage options.

Beyond the allure of this stunning residence, its location enhances its desirability. Positioned strategically for access to several highly regarded primary and secondary schools, residents benefit from a wealth of educational opportunities. A range of amenities and the nearby train station further contribute to the ease of daily living, ensuring that every aspect of convenience is at your fingertips.

This extended semi-detached family home in Tranmere Park is sure to make the perfect family home. Offering a harmonious blend of classic charm and contemporary design, two log burning stoves and log room this exceptional property has it all.

Features

• SOUGHT AFTER TRANMERE PARK LOCATION • LARGE GARDEN TO REAR • PERFECT FAMILY HOME • USEFUL LOFT ROOM • CLOSE TO SCHOOLS AND AMENITIES • CHARMING FEATURES THROUGHOUT • DETACHED GARAGE AND DRIVEWAY • LOG BURNING STOVES AND STAINED GLASS WINDOWS • CLOSE TO TRAIN STATION • EPC RATING = D