

HUNTERS®

HERE TO GET *you* THERE

34 Southway, Guiseley, Leeds, LS20 8JB

Offers In Excess Of £625,000



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Property Images



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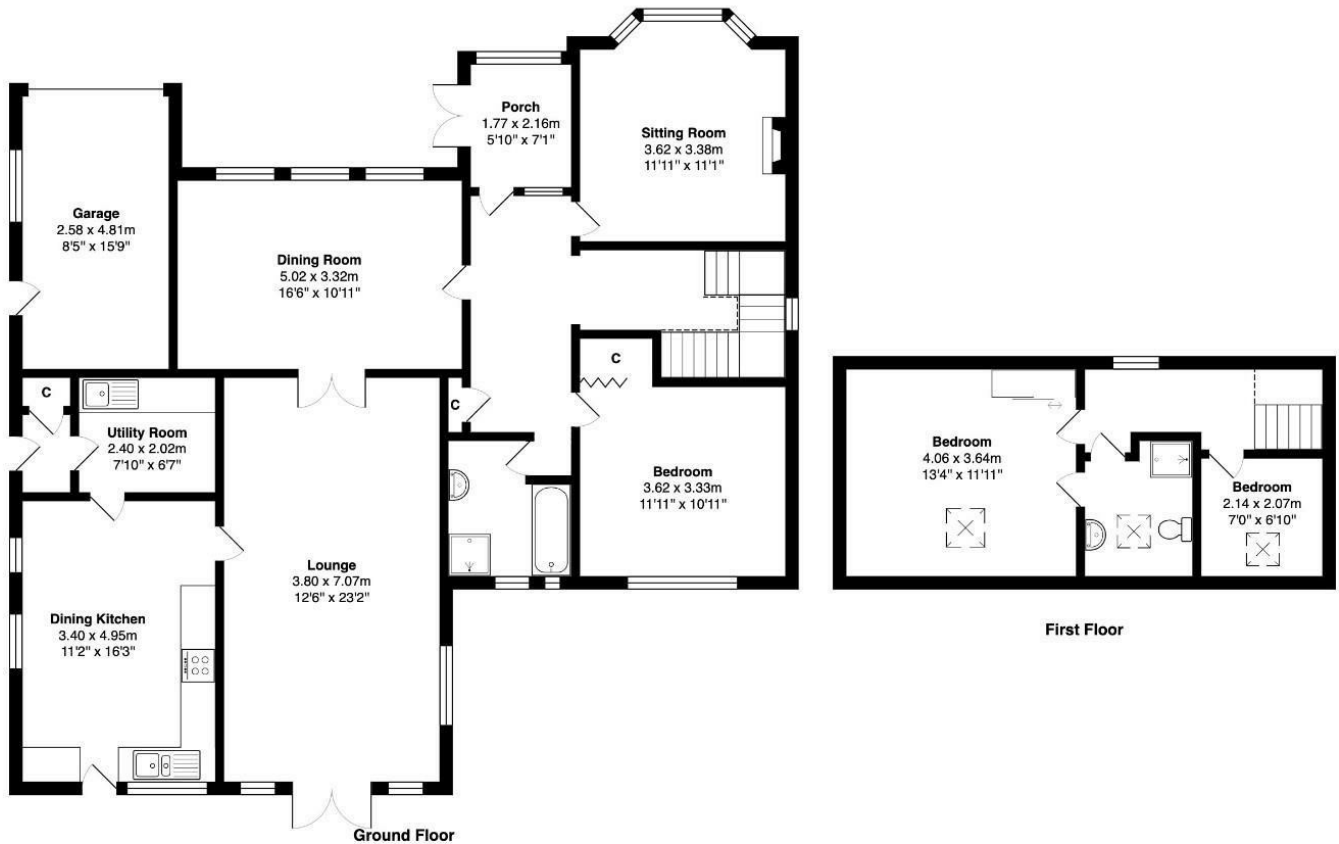
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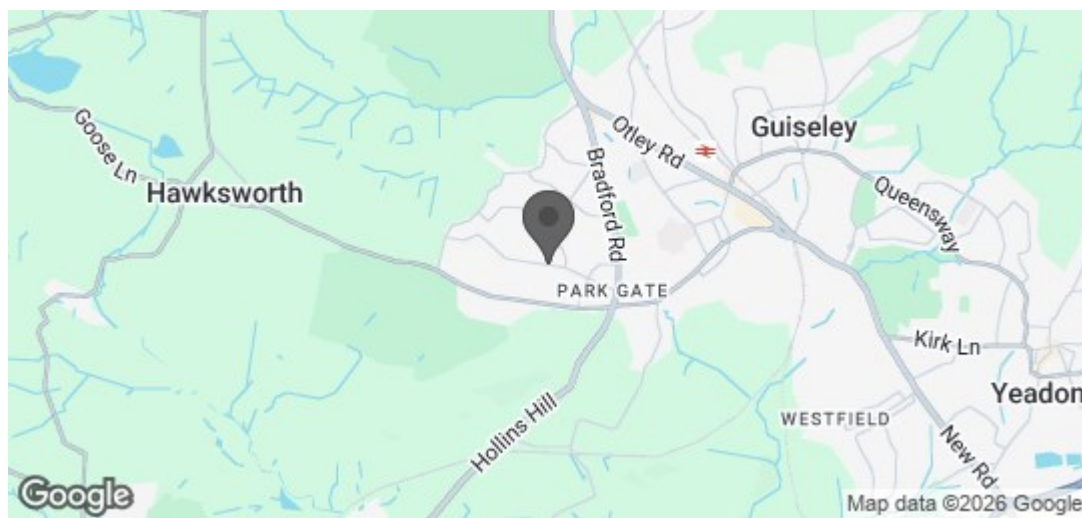
Total Area: 168.4 m² ... 1812 ft²

All measurements are approximate and for display purposes only

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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		
	68	79
EU Directive 2002/91/EC		
England & Wales		





UNEXPECTEDLY RE-OFFERED TO THE MARKET

Situated in the prestigious and highly sought-after Tranmere Park area of Guiseley, this impressive detached dormer bungalow offers a rare opportunity to acquire a home with exceptional potential. Occupying a generous plot with mature, well-tended gardens, the property provides ample scope for extension or reconfiguration to create a truly outstanding forever home (subject to the necessary consents).

The spacious accommodation briefly comprises an entrance porch leading to a welcoming hallway, a large lounge with views over the gardens, a separate dining room, and a well-proportioned breakfast kitchen ideal for family living and a separate utility room. There is also a reception hall, two ground floor bedrooms, and a house bathroom. To the first floor are two additional bedrooms and a second bathroom, offering flexible living space suitable for families or those seeking room for guests and a home office.

Externally, the property is approached via a driveway providing off-street parking, with further parking available in the integral garage. The front garden is neatly presented with mature planting, while the substantial rear garden is a particular feature – beautifully maintained with a lawned area, patio space, established trees, shrubs and flowering borders, all affording a high degree of privacy and a tranquil outdoor retreat.

Offered to the market with no onward chain, this delightful property enjoys an enviable position close to a wide range of local shops, highly regarded schools, amenities and public transport links, including easy access to Guiseley train station and main road networks.

A truly superb opportunity in a prime Guiseley location – early viewing is highly recommended to appreciate the scale, setting and potential this charming home has to offer.