MONROE

SELLERS OF THE FINEST HOMES



Cairn Avenue

Leeds

£820,000

FREEHOLD

An exceptional six-bedroom detached family home, enviably positioned within a peaceful and highly sought-after cul-de-sac, offering an impressive blend of space, versatility and modern family living. Arranged over three floors, this substantial residence boasts two generous reception rooms, a superb dining kitchen, six well-proportioned bedrooms, multiple bathrooms, a private garden, extensive driveway parking for three cars and a double garage providing space for a further two vehicles. Offered chain free and within the catchment area for Tranmere Park Primary School, this is a truly impressive family home that offers both exceptional accommodation and an enviable lifestyle.





• Impressive Six-Bedroom Detached Home – Generous and versatile accommodation arranged over three floors, ideal for modern family life. • Highly Sought-After Cul-de-Sac – Peacefully positioned within a desirable residential setting, away from passing traffic. • Superb Dining Kitchen – A spacious and sociable kitchen providing an excellent heart to the home, with a separate utility room.

Occupying an enviable position within this desirable cul-de-sac, the property provides an excellent sense of privacy and tranquillity while remaining conveniently placed for local amenities, transport links and highly regarded schools. The spacious entrance hall sets the tone for the generous accommodation beyond, with an impressive open plan kitchen diner with living space providing a superb heart to the home. Well equipped and thoughtfully arranged, this sociable space offers ample room for family dining, everyday living and entertaining, with a separate utility room providing additional practicality and a downstairs WC completing the ground floor.

There are two excellent reception rooms, each offering a distinct character and purpose. The principal living room is a welcoming and elegant space, enhanced by a front-facing bay window which floods the room with natural light. The second reception room provides superb flexibility for family living, with doors opening directly onto the garden and creating a seamless connection between the indoor and outdoor spaces. This room also benefits from a log burner, providing a warm and cosy focal point and making it an ideal retreat during the colder months. Whether entertaining guests or relaxing with the family, this versatile reception room is sure to appeal.

The first floor provides four well-proportioned bedrooms, including rooms benefiting from en-suite facilities, together with a further family bathroom. The accommodation continues to the second floor, where two further generous bedrooms and a shower room provide an exceptional level of additional space. This versatile layout is perfectly suited to a growing family, those requiring dedicated home-working space, or buyers looking for generous accommodation for guests and extended family.

Externally, the property is equally impressive. A substantial driveway provides parking for three cars, while the double garage offers additional parking for a further two vehicles, alongside excellent storage potential. The gardens provide a pleasant and private outdoor environment, with seating areas to both the front and rear, creating excellent spaces for outdoor dining, entertaining or simply enjoying the surroundings. The rear garden is particularly well suited to family life, offering space for children to play while providing a peaceful setting in which to relax.

The location is a particular highlight, being tucked away within a peaceful cul-de-sac while offering convenient access to local amenities, everyday conveniences and excellent commuter links. Families will also appreciate the property being within the catchment area for Tranmere Park Primary School, as well as being within the catchment areas for multiple other local schools, further enhancing its appeal to families seeking excellent educational options.

With its substantial proportions, six bedrooms, two reception rooms, impressive open plan kitchen diner with living space, generous garden, extensive parking and double garage, this is a superb family home offering exceptional flexibility and space. Chain free and occupying a highly desirable cul-de-sac position, this outstanding property is one that deserves to be viewed to be fully appreciated.

Reasons to Buy





• Two Generous Reception Rooms – Flexible living space including a front living room with a characterful bay window and a second reception room with doors opening onto the garden. • Six Well-Proportioned Bedrooms – Excellent bedroom accommodation spread across the first and second floors, with en-suite facilities and further bathrooms. • Extensive Parking & Double Garage – Driveway parking for three cars plus a double garage providing space for a further two vehicles.

• Impressive Six-Bedroom Detached Home – Generous and versatile accommodation arranged over three floors, ideal for modern family life.

• Superb Open Plan Kitchen Diner with Living Space – A spacious, sociable and versatile area providing an excellent heart to the home, perfect for family life, dining and entertaining, with a separate utility room.

• Two Generous Reception Rooms – Flexible living space including a front living room with a characterful bay window and a second reception room with doors opening onto the garden.

• Cosy Log Burner – The rear reception room benefits from a log burner, creating a warm and inviting atmosphere and providing the perfect setting for relaxing during the colder months.

• Six Well-Proportioned Bedrooms– Excellent bedroom accommodation spread across the first and second floors, with en-suite facilities and further bathrooms.

• Extensive Parking & Double Garage – Driveway parking for three cars plus a double garage providing space for a further two vehicles, alongside useful storage.

• Private Gardens & Front and Rear Seating Areas – Enjoyable outdoor space with seating areas to both the front and rear, together with direct garden access from the second reception room.

• Excellent Schooling– Within the catchment area for Tranmere Park Primary School, as well as multiple other local schools, making this an attractive choice for families.

• Chain Free – Offered to the market with no onward chain, helping to provide a smoother and more straightforward purchase.

• Exceptional Family Flexibility – Three floors of versatile accommodation offering plenty of scope for home working, guests, hobbies and growing families.

Environs

Guiseley is a highly regarded and well-connected West Yorkshire town, offering an excellent balance of everyday convenience, attractive surroundings and superb commuter connections. The property is particularly well positioned for families, being within the catchment area for the highly regarded Tranmere Park Primary School, located nearby in the sought-after Tranmere Park area, **alongside catchment for multiple other local schools**.

Guiseley town centre is within easy reach and provides a wide selection of shops, cafés, restaurants and everyday amenities, while nearby open countryside, woodland and leisure facilities provide plenty of opportunities to enjoy the outdoors. The area also benefits from excellent transport links, with Guiseley railway station providing services towards Leeds, Bradford and Ilkley, alongside convenient access to the A65 and A6038. Leeds Bradford Airport is also readily accessible, making the location particularly appealing to both families and commuters.





• Private Garden & Garden Access – Enjoyable outdoor space with direct access from the second reception room, perfect for entertaining and family life. • Excellent Schooling – Within the catchment area for Tranmere Park Primary School, making this an attractive choice for families. • Chain Free – Offered to the market with no onward chain, helping to provide a smoother and more straightforward purchase. • Exceptional Family Flexibility – Three floors of versatile accommodation offering plenty of scope for home working, guests, hobbies and growing families.

SERVICES

We are advised that the property has mains gas, mains water and mains drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents.
Viewings by appointment only.

Please note that some images may contain CGI.



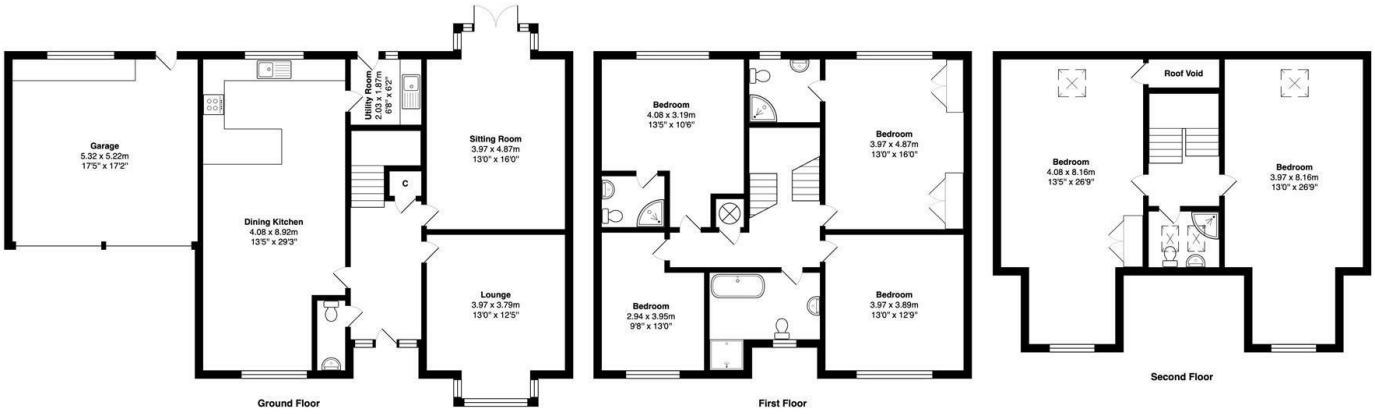




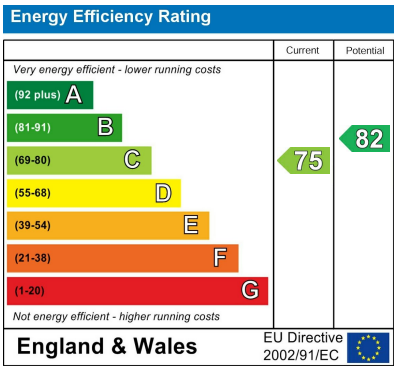


Additional Information

Local Authority	-	LEEDS	**Floor Area**	-	3083.00 sq ft
Council Tax	-	Band G	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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