

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Moorway

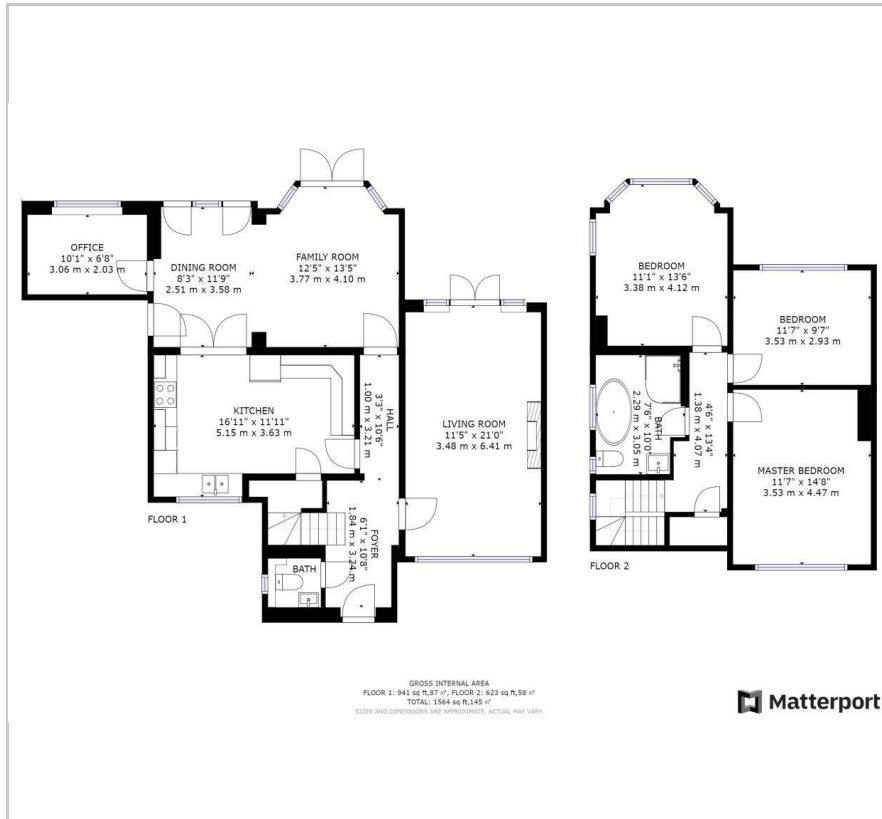
Guiseley, Leeds, LS20 8LD

Asking Price £535,000



Council Tax:

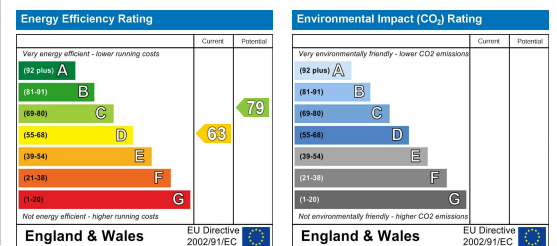
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- HIGHLY DESIRABLE TRANMERE ▪ LARGE REAR GARDEN PARK LOCATION
- OPEN PLAN LIVING SPACE WITH BI FOLDING DOORS ▪ HIGH SPECIFICATION
- SUBSTANTIALLY EXTENDED SEMI ▪ INTEGRAL GARAGE DETACHED HOME
- CLOSE TO HIGHLY REGARDED ▪ EPC RATING = D LOCAL SCHOOLS



Situated in the extremely sought after Tranmere Park area of Guiseley this exceptionally presented and substantially extended property has much to offer. With open plan living spaces and bi folding doors leading out to a large rear garden the property is perfect for a family or those who love to entertain. With high quality fixtures and fittings throughout, hard wood floors and oak doors the property must be viewed to fully appreciate.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.