

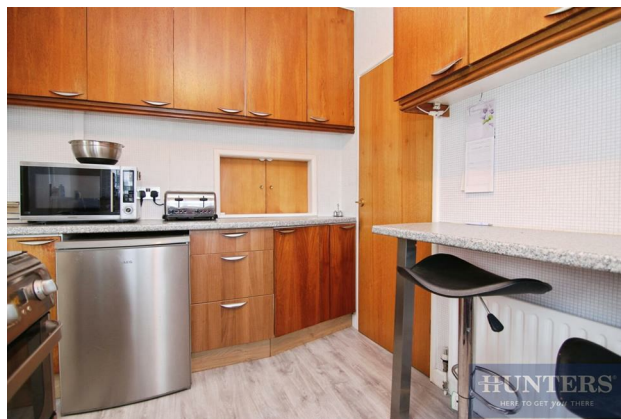
# HUNTERS®

HERE TO GET *you* THERE

**25 Southway, Guiseley, Leeds, LS20 8JB**

**Asking Price £650,000**

**Property Images**





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## Property Images





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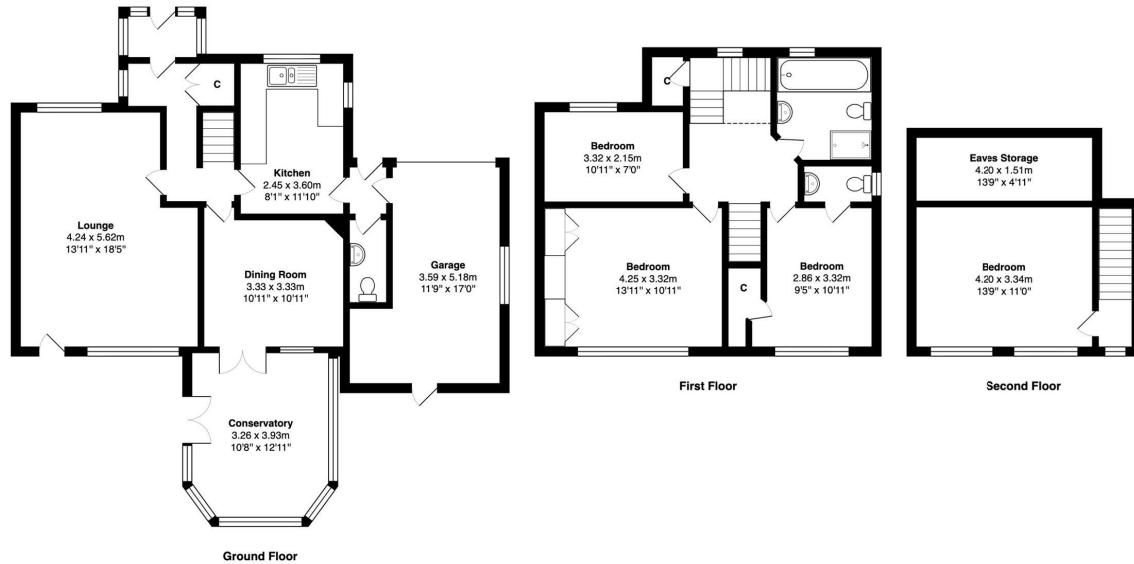
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## Property Images



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Total Area: 158.7 m<sup>2</sup> ... 1709 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3  
Tenure: Freehold

Situated in the highly desirable Tranmere Park area of Guiseley, this well-loved family home offers a rare opportunity to acquire a property with exceptional potential on a particularly generous plot. Ready for modernisation, it presents exciting scope to extend (subject to the necessary consents) and create a superb long-term family home.

The property sits within a substantial plot and benefits from a delightful rear garden with a prized southerly aspect, flooding the space with natural light throughout the day. The expansive garden offers excellent versatility for families, keen gardeners or those looking to increase the existing accommodation.

The accommodation is well proportioned and practical in layout. An entrance porch leads into the main hallway, providing access to the principal ground floor rooms. The lounge offers a comfortable space to relax, while the separate dining room is ideal for family life and entertaining. To the rear, a conservatory enjoys views over the sunny garden. The kitchen, guest WC and integral garage complete the ground floor.

To the first floor are three bedrooms, including one with an en-suite, together with the house bathroom. A loft room, accessed via a fixed staircase, provides additional flexible space with useful eaves storage — ideal for a home office, hobbies or occasional guests.

Well positioned for highly regarded schools, local amenities and Guiseley train station, this is an excellent opportunity to secure a spacious home in one of the area's most sought-after locations.

## Features

- TRANMERE PARK LOCATION • LARGE PLOT WITH SCOPE TO EXTEND • SET OVER THREE FLOORS • CLOSE TO HIGHLY REGARDED SCHOOLS AND AMENITIES • MUCH LOVED FAMILY HOME • GARDEN WITH SOUTHERLY ASPECT