

HUNTERS®
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Thorpe Lane, Leeds, LS20 8NG

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Leeds,
LS20 8NG

£525,000

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Nestled in the highly sought-after Tranmere Park area of Guiseley, this charming semi-detached house on Thorpe Lane presents an excellent opportunity for those looking to create their dream home. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests.

The house features a bathroom and a generous garden with a southerly aspect, perfect for enjoying sunny afternoons. The open aspect to the front provides delightful semi-rural views, enhancing the tranquil atmosphere of the location. Additionally, the property includes a garage and a driveway, providing parking for up to three vehicles, which is a rare find in this desirable area.

While the home is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. There is also scope for a loft conversion, allowing for further expansion and enhancement of the living space. With no onward chain, this property is ready for a swift and seamless transition to its new owners.

This semi-detached house is not just a home; it is an opportunity to invest in a property that can be tailored to your needs while enjoying the benefits of a peaceful yet connected community. Don’t miss the chance to make this house your own in the picturesque setting of Guiseley.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

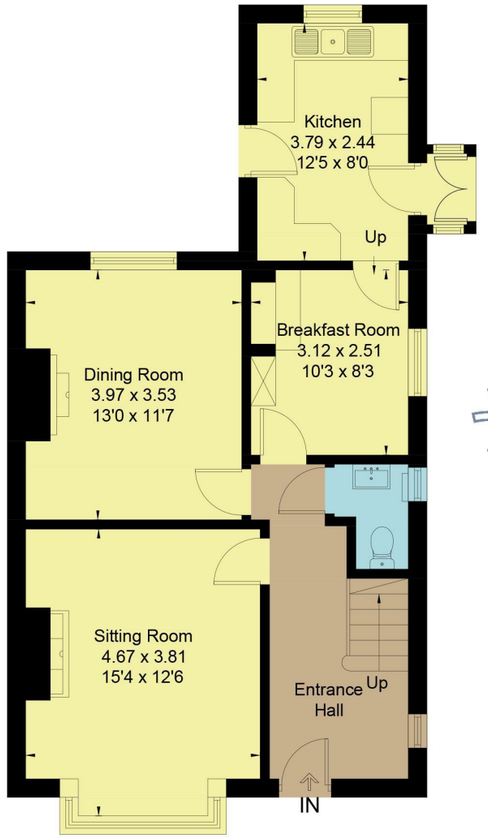
Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

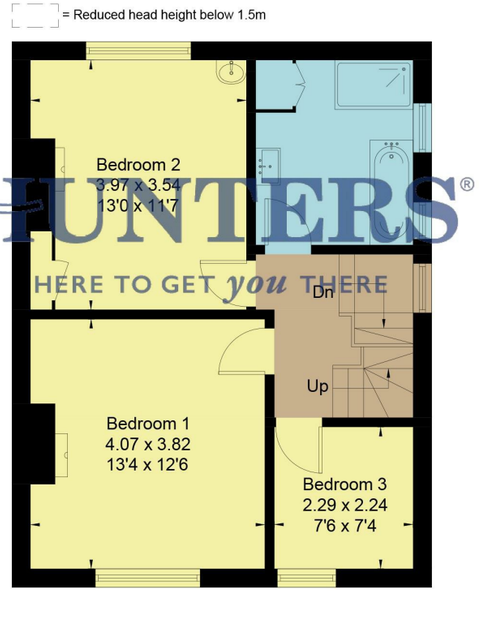
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Approximate Floor Area = 114.6 sq m / 1233 sq ft
Loft = 28.5 sq m / 307 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 157.8 sq m / 1698 sq ft

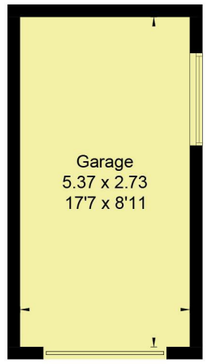


Ground Floor

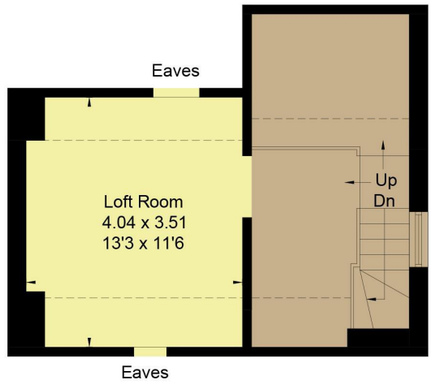
= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

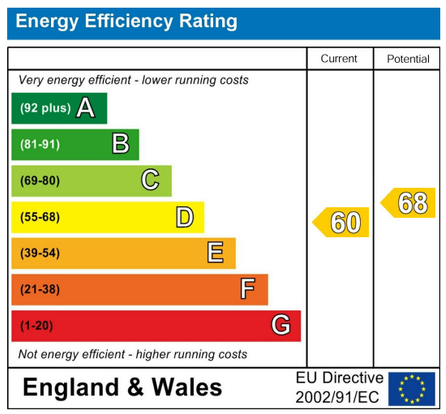


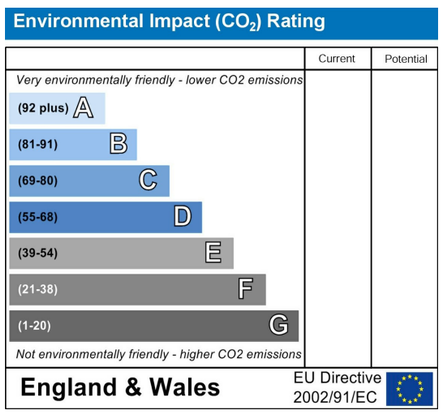
Loft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115269

Tenure: Freehold
Council Tax Band: E

- 3 spacious bedrooms
- 1 family bathroom
- 2 reception rooms
- Semi-detached house
- Tranmere Park location
- Open views to the front
- South-facing garden
- Garage and driveway
- Potential for loft conversion
- No onward chain





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.

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