

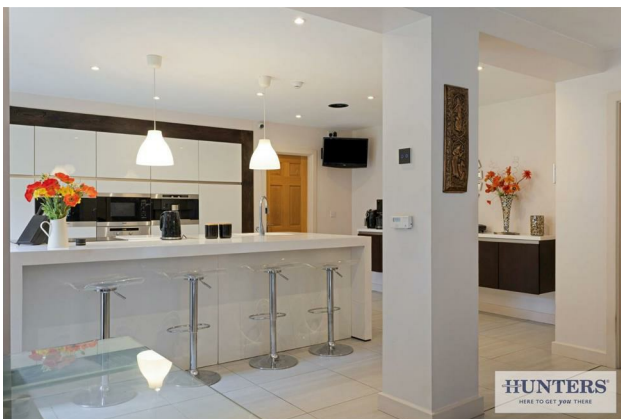
HUNTERS®

EXCLUSIVE

Greenacres, Esholt Avenue, Guiseley, Leeds, LS20 8AX

Asking Price £1,750,000

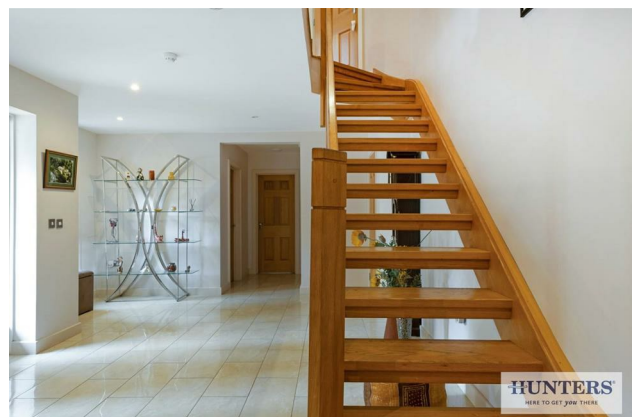
Property Images



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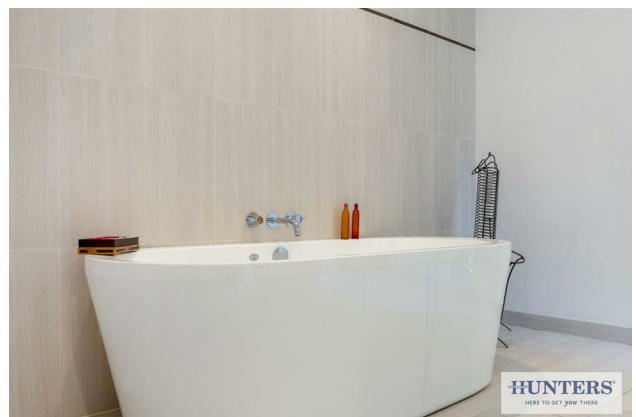
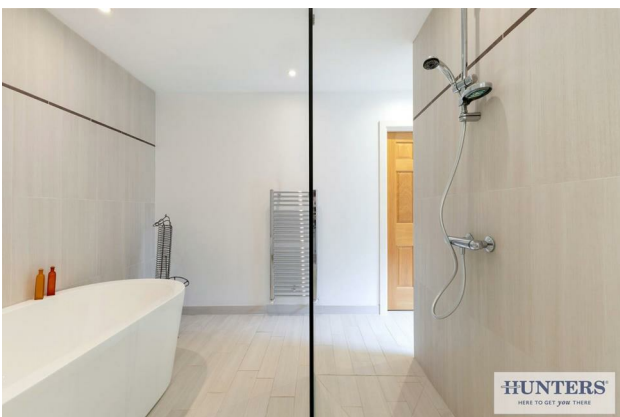
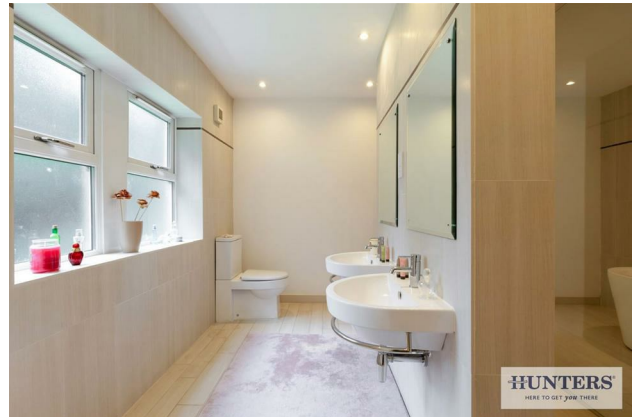
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Approximate Floor Area = 428.7 sq m / 4614 sq ft (Including Garage)



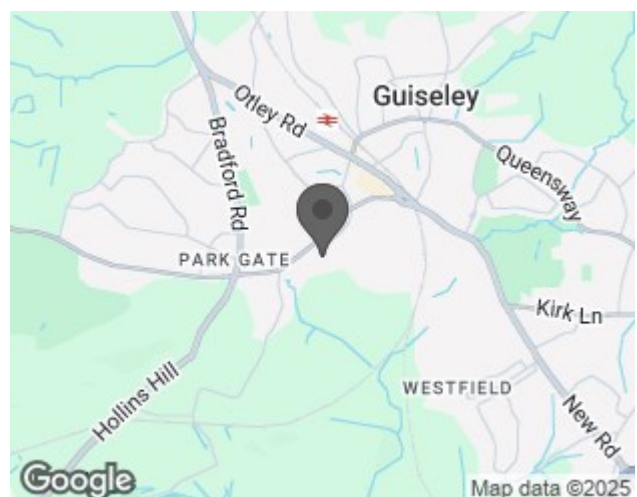
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96880

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 4 Receptions: 3
Tenure: Freehold

A Rare and Exceptional Detached Residence in Guiseley

Set on one of Guiseley's most sought-after tree-lined avenues, this magnificent detached home represents a truly rare opportunity to acquire a residence of exceptional calibre. Peacefully tucked away yet within walking distance of the bustling town centre, excellent amenities and the train station, the property strikes the perfect balance between seclusion and convenience.

Approached through secure electric gates with a camera entry system, the house is nestled within approximately one acre of beautifully maintained private gardens. A sweeping driveway leads to a double garage, while the extensive grounds provide an abundance of outdoor space, perfect for family life and entertaining.

From the moment you step inside, the sense of scale and luxury is apparent. The grand reception hall, with its elegant seating area and striking staircase with glass balustrade, sets the tone for what lies ahead. Every detail has been considered, and no expense spared, with cutting-edge technology, bespoke finishes, underfloor heating and integrated surround sound fitted throughout.

The heart of the home is the exquisite open-plan kitchen and dining area, a bespoke design complete with top-of-the-range Miele appliances, a central island and sleek Corian surfaces. Floor-to-ceiling windows and French doors connect this light-filled space to the gardens, creating a seamless indoor-outdoor flow. An adjoining formal dining room offers further scope for entertaining, while the generous family lounge is a tranquil retreat, featuring smart switch touch lighting and a remote-control fireplace. For younger family members, a separate cinema/games room ensures there is space for all. A large utility room provides excellent practicality, with direct access to the garage.

Upstairs, the expansive landing leads to five impressively proportioned bedrooms. The principal suite is particularly striking, with a luxurious en-suite bathroom, dressing room and views over the landscaped gardens. Two further bedrooms enjoy en-suite shower rooms, while the remaining bedrooms are served by a beautifully appointed house bathroom. Each space has been designed with comfort and sophistication in mind.

Externally, the property's grounds are simply breathtaking. Rolling lawns, mature trees, and well-stocked borders provide a peaceful and private setting. Multiple seating and entertaining areas make the gardens ideal for summer gatherings, family parties and al fresco dining.

The location is equally appealing. Whilst tucked away in a peaceful residential enclave, the property is just a short stroll from Guiseley town centre, which offers a wide variety of shops, supermarkets, restaurants and cafés. The area is also home to highly regarded schools, making it a popular choice for families. Excellent transport links are on the doorstep, with Guiseley train station providing regular services to Leeds, Bradford and Ilkley, while the nearby A65 and Leeds Bradford Airport ensure easy access further afield.

This outstanding home represents more than just a property; it offers a lifestyle of elegance, privacy and convenience. Rarely does a residence of this quality come to the market in such a desirable location – a true gem in the heart of Guiseley.

Features

• EXCLUSIVE DETACHED FAMILY RESIDENCE • PRIVATE DRIVE WITH GATED ACCESS • FIVE BEDROOMS • SUPERB MASTER SUITE • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • ONE OF THE FINEST HOUSES IN GUISELEY • INTEGRAL DOUBLE GARAGE • OPEN PLAN LIVING AREAS