

# Ornella's Estates

PROUDLY INDEPENDENT



21 Tranfield Avenue

Guiseley, Leeds, LS20 8NL

Offers over £550,000



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## INTRODUCTION

A Truly Exceptional Family Home in a Prime Guiseley Location

Tucked away in a peaceful cul-de-sac on the ever-popular Tranfield Avenue, this beautifully extended semi-detached home is the perfect blend of style, space, and sophistication. Impeccably presented throughout, it's ready to move straight into, with nothing to do but unpack and enjoy the lifestyle this wonderful property and location offer.

From the moment you arrive, the fantastic kerb appeal sets the tone, a home that has been cared for, improved, and designed with family living in mind.

Step inside the light-filled entrance hallway, setting the scene for what's to come. The ground floor offers two elegant reception rooms, ideal for relaxing or entertaining, alongside a show-stopping open plan bespoke fitted kitchen, dining, and sitting area leading into a stunning conservatory/2nd reception room, the true heart of the home, where friends and family will naturally gather. Completing the ground floor is a convenient downstairs W.C., a rear hallway, and access to the integral garage.

Upstairs, you'll find three generous bedrooms and a contemporary house bathroom, while the second floor offers a superb double bedroom and an additional modern ensuite, perfect for guests or growing teenagers seeking their own space.

Outside, the appeal continues. To the front, there's ample parking for three cars, complemented by a neatly lawned garden with attractive planting. The rear garden is a true haven — beautifully landscaped and privately enclosed, featuring a composite decked terrace, a paved patio and hot tub area, and a lovely lawn with mature trees and shrubs. It's the perfect setting for family gatherings, summer barbecues, and relaxed evenings under the stars.

Situated within walking distance of highly regarded schools, nurseries, and both primary and secondary education, this home is ideal for families. You'll also enjoy easy access to countryside walks, local amenities, popular restaurants, and excellent transport links, including Guiseley Train Station.

This is not just a house. It's a home where memories are made.

## WHAT OUR VENDORS SAY

### LOCATION

Nestled in the heart of ever-popular Guiseley, Tranfield Avenue offers a truly enviable lifestyle that blends suburban convenience with countryside charm. This sought-after address is just moments from a wealth of amenities, including a wide choice of nurseries, highly regarded primary schools, and the outstanding St. Mary's Catholic Primary — known for its nurturing environment and excellent results. Families are also well served by top-rated secondary schools in both Guiseley and nearby Menston. For daily essentials and indulgent treats alike, you're spoiled for choice with a fabulous mix of independent shops, major supermarkets, cosy cafés, and acclaimed restaurants all within walking distance. Commuters will love the convenience of both Guiseley and Menston train

stations, offering direct links to Leeds, Bradford and beyond. And when it's time to unwind, there's no shortage of scenic beauty: tranquil country walks, woodland trails and open green spaces are right on your doorstep. Tranfield Avenue isn't just a place to live — it's a lifestyle you'll fall in love with.

## HOW TO FIND THE PROPERTY

SAT NAV LS20 8NL

## ACCOMMODATION

As you approach this lovely home you immediately see how lovely the surrounding properties are and the kerb appeal it offers. Comprising:

### SPACIOUS ENTRANCE HALLWAY

Offering an abundance of natural light this spacious entrance hall comprises composite entrance door to the front elevation. Upvc double glazed window to the side elevation. Modern double radiator. Laminate flooring. Inset spotlights. Stairs to first floor. Doors leading to:

### STUNNING FAMILY LOUNGE

13'10" x 11'3" into recess (4.23 x 3.43 into recess)

Offering an abundance of natural light throughout, this stunning light and airy spacious family lounge comprises Upvc double glazed windows to the front elevation. Wood burning stove for those lovely cosy nights in. Inset spot lights. Coving to ceiling. TV point. Double radiator.

### BESPOKE FITTED OPEN PLAN KITCHEN/DINER

19'1" x 11'7" (5.82 x 3.54)

This is the heart of the house. Great for entertaining family and friends. A beautiful open plan kitchen/diner and sitting comprising a wide range of bespoke fitted modern wall and base units with granite worktops. Center Island with granite worktops over. Double electric ovens and integral microwave. Integral dishwasher. Integral induction hob with modern angle extractor fan over. Inset spot lights. Modern Upright radiator. Tiled flooring. TV point. Point for double fridge freezer. Upvc double glazed french doors leading to:

### CONSERVATORY/2ND RECEPTION ROOM

16'7" x 8'4" (5.06 x 2.56)

Leading nicely into the rear garden, this beautiful family conservatory comprises Upvc double glazed windows and bi-folding doors to the rear elevation. Tiled flooring with under floor heating. Air conditioning unit. TV point. Great for relaxing.

### REAR ENTRANCE HALLWAY

Doors leading to integral garage, downstairs w.c. and into the rear elevation.

### DOWNSTAIRS CLOAKROOM

Always useful to have comprising low level w.c and wash hand basin. Single radiator.

### FIRST FLOOR

#### LANDING AREA

A bright, light and airy landing comprising a large Upvc double glazed feature window to the side elevation. Stairs to 2nd floor. Doors leading to:

Tel: 01943 661506

### LUXURY HOUSE BATHROOM

7'8" x 8'4" (2.35 x 2.55)

This stunning luxury house bathroom is a great place to relax in it's deep bath or you can just have a quick shower in the separate shower cubicle the choice is yours. Vanity unit with built in wash hand basin, fitted cupboard and low level w.c. Upvc double glazed windows to the rear elevation. Part tiled walls. Tiled flooring with under floor heating. Chrome radiator.

### MASTER BEDROOM

13'9" x 8'8" fitted wardrobes (4.21 x 2.66 fitted wardrobes)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation. Beautifully fitted wardrobes, Double radiator.

### BEDROOM.2.

11'8" x 9'9" (3.57 x 2.99)

Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation. Single radiator.

### BEDROOM.3.

9'10" x 7'0" (3.02 x 2.14)

Another good bedroom. Comprising Upvc double glazed window to the front elevation. Single radiator.

### 2ND FLOOR

#### LANDING AREA

Comprising velux windows, eaves storage space. Door leading to:

#### BEDROOM.4.

13'1" x 7'6" (3.99 x 2.30)

Another great double bedroom comprising velux windows, fitted wardrobes, fitted cupboard and eaves storage. Radiator. Door to:

#### ENSUITE SHOWER ROOM

Comprising shower cubicle, low level w.c. vanity unit with built in wash hand basin. Extractor fan. Part tiled walls. Radiator.

### OUTSIDE

#### FRONT DRIVEWAY/GARDEN/GARAGE

To the front, there's ample parking for three cars, leading to the integral garage and complemented by a neatly lawned garden with attractive planting

### PRIVATELY ENCLOSED REAR GARDEN

The rear garden is a true haven, beautifully landscaped and privately enclosed, featuring a composite decked terrace, a paved patio and hot tub area with the added bonus of electric awning for extra privacy and a lovely lawn with mature trees and shrubs. It's the perfect setting for family gatherings, summer barbecues, and relaxed evenings under the stars.

### ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

### PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

### MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

### BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



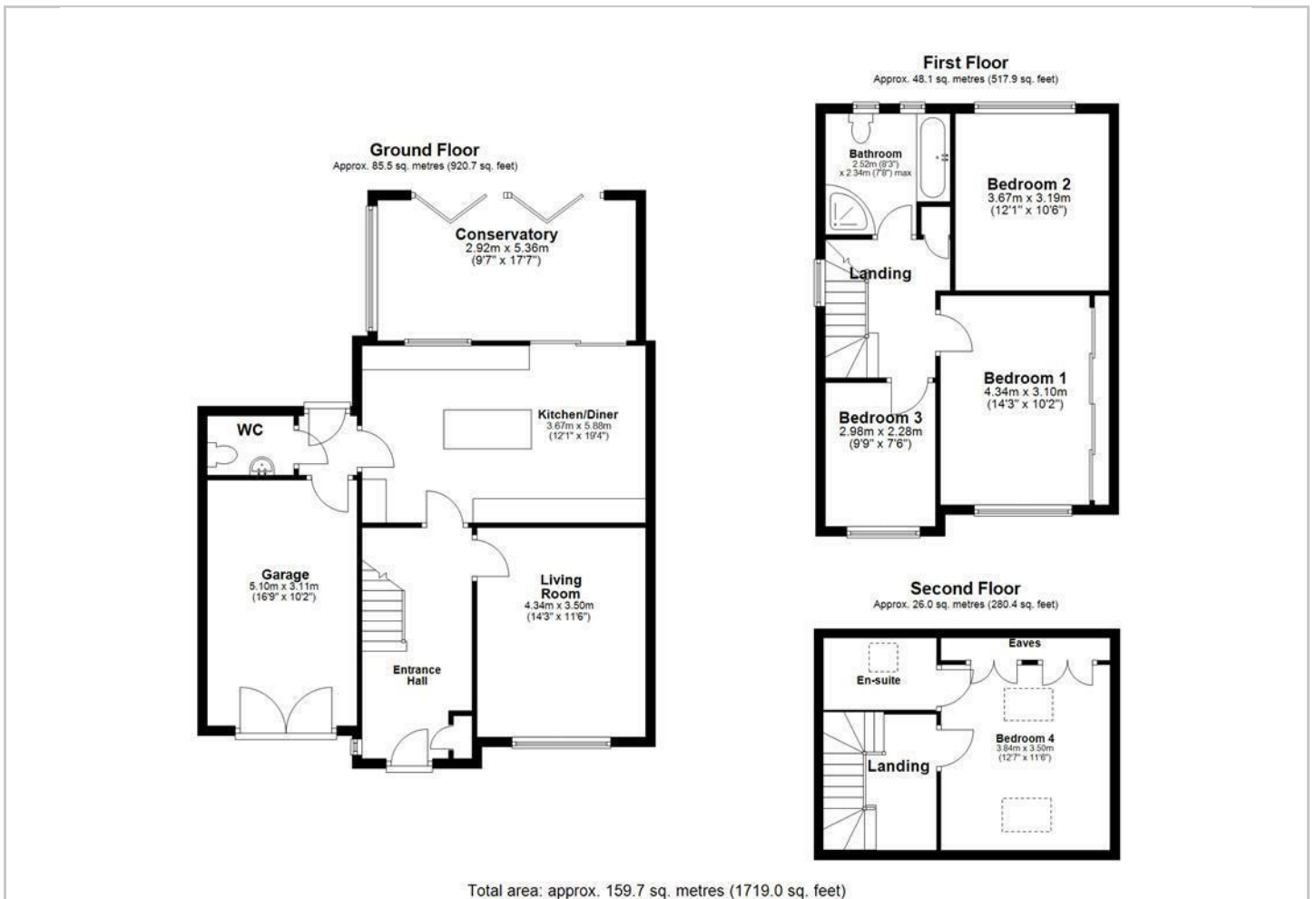
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.