

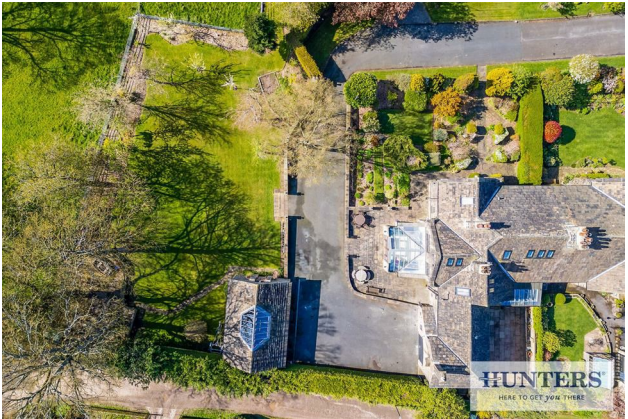
# HUNTERS<sup>®</sup>

## EXCLUSIVE

9 Esholt Avenue, Guiseley, Leeds, LS20 8AX

Asking Price £1,350,000

Property Images



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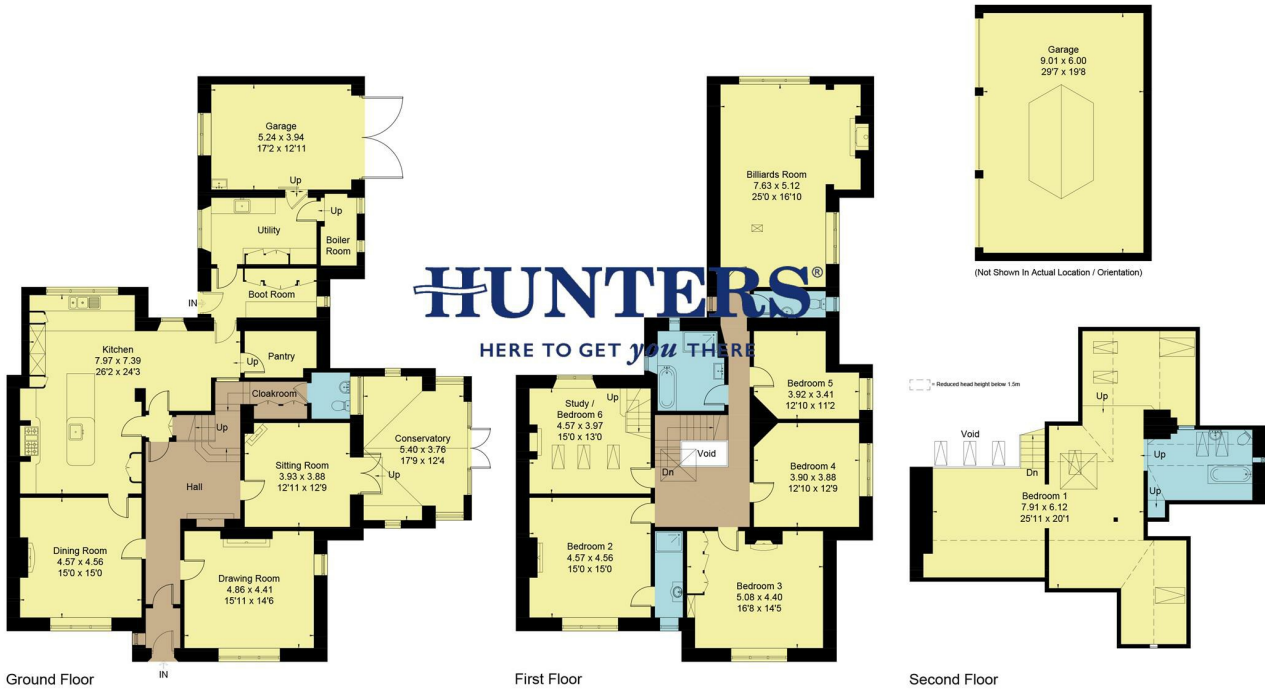
### Property Images




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Approximate Floor Area = 446.8 sq m / 4809 sq ft  
 Garage = 54 sq m / 581 sq ft  
 Total = 500.8 sq m / 5390 sq ft  
 (Excluding Void)



 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 #106311

### 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>			
(55-68) <b>D</b>		<b>61</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Semi-Detached Beds: 6 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Nestled on the prestigious Esholt Avenue in Guiseley, Leeds, this substantial semi-detached stone-built home offers an impressive amount of living space, perfect for families seeking both comfort and style. Built in the early 1900's, the property has been meticulously maintained by its current owners, showcasing a tasteful blend of traditional and contemporary design.

The residence is set over three floors and boasts five to six generously sized bedrooms, including a master suite complete with an en-suite bathroom. In addition, there are two further well-appointed bathrooms, ensuring ample facilities for family and guests alike. The converted attic provides a versatile living space, ideally suited for a teenager's suite or additional guest accommodation.

On the ground floor, you will find four spacious reception rooms, including a stunning conservatory that invites natural light and offers a serene space to relax. One of the standout features of this home is the exquisite dining kitchen, crafted in a unique style by Smallbone of Devizes, making it a delightful hub for family gatherings and entertaining.

Situated on a private road, the property is approached through an impressive stone-walled entrance, surrounded by breathtaking open countryside. The charming setting of Esholt Avenue is complemented by its proximity to local amenities in Guiseley, including supermarkets, schools, and a railway station for convenient commuting to Leeds and Bradford. For those travelling further afield, Leeds Bradford Airport is also easily accessible.

With a detached triple garage and parking available for up to eight vehicles, this home is not only spacious but also practical. We highly recommend an internal inspection to fully appreciate the exceptional location and the versatile, spacious accommodation this remarkable property has to offer.

## Features

- Substantial stone-built home
- Set on a private road
- Three floors of living space
- Five/six bedrooms available
- Master bedroom with en-suite
- Two additional bathrooms
- Four spacious reception rooms
- Picturesque countryside views
- Close to schools and station