



**Offers In The Region Of £439,950**  
**Tranmere Drive, Guiseley, LS20 8NQ**

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**A GOOD SIZED THREE bed SEMI-DETACHED house over THREE FLOORS, MOSTLY DOUBLE GLAZED with GAS CENTRAL HEATING. The property has TWO RECEPTION ROOMS, UTILITY and CONSERVATORY, with GOOD SIZED BATHROOM and EN-SUITE to the FIRST FLOOR. With an APPROX. 35 SQM GARAGE and SOUTH-WEST FACING REAR GARDEN. EPC 'E'.**

## GROUND FLOOR

**PORCH** With timber and glazed finish having 2 x French doors.

**HALLWAY** With a timber glazed entrance door and PVCu double glazed window to the side, radiator, telephone point, staircase to the first floor and carpet floor finish.

**DOWNSTAIRS WC** With downlights, radiator and part tiled walls. There is a two piece suite in white encompassing a wall mounted wash hand basin and low level WC with a marble effect vinyl floor finish.

**LIVING ROOM 13' 1" x 15' 8" (4m x 4.8m)** With a PVCu double glazed bay window to the front elevation, feature gas fire set within a copper-style back incorporating Yorkshire rose detailing and a timber mantle surround. Two radiators, wall lights television aerial and carpet floor finish.

**DINING ROOM 11' 9" x 12' 9" (3.6m x 3.9m)** With Aluminium sliding patio doors, radiator and carpet floor finish.



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**KITCHEN 8' 2" x 10' 2" (2.5m x 3.1m)** With a PVCu double glazed window to the side elevation and part-tiled walls. The kitchen comprises of a range of melamine-style base and wall units with worktops, inset sink and mixer tap. There is a floor-mounted boiler, extractor hood over the gas hob with an electric double oven, together with plumbing for a dishwasher. There is stone-effect vinyl flooring.

**UTILITY ROOM 8' 2" x 12' 1" (2.5m x 3.7m)** With a PVCu double glazed window to the rear, timber glazed window and door to the side, together with part-tiled walls. There is a range of melamine-style base and wall units with worktop and single drainer sink unit, plumbing for a washing machine and space for a tumble dryer. Door access leads to the garage. There is stone-effect vinyl flooring.

**CONSERVATORY 10' 9" x 9' 2" (3.3m x 2.8m)** With PVCu double glazed windows to the perimeter and French doors opening onto the rear garden. Radiator and carpet floor finish.

**ENTRANCE VESTIBULE** With a PVCu double glazed door to the front, quarry-tiled floor and access to the utility room and garage.

**GARAGE 11' 5" x 33' 1" (3.5m x 10.1m)** With an electric up and over door and PVCu double glazed door to the rear garden.



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## FIRST FLOOR

**LANDING** With a PVCu double glazed window to the side elevation, radiator, staircase to the second floor and carpeted floor finish.

**BEDROOM ONE** 13' 1" x 10' 5" (4m x 3.2m) With a PVCu double glazed window to the front elevation, radiator, built-in wardrobes, vanity unit and low-level cupboard storage, together with a carpeted floor finish.

**ENSUITE/MAIN SHOWER ROOM** 7' 6" x 7' 6" (2.3m x 2.3m) With a PVCu double glazed window to the front elevation and downlights. There is a three-piece white suite comprising a shower cubicle with electric shower, vanity wash hand basin and low-level WC. Shaver point, heated ladder towel rail and carpeted floor finish.

**BEDROOM TWO** 11' 9" x 13' 1" (3.6m x 4m) With a PVCu double glazed window to the rear elevation, radiator, built-in wardrobes with a carpeted

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SEPERATE WC 2' 11" x 4' 3" (0.9m x 1.3m) With a PVCu double glazed window to the side elevation, radiator and part tiled wall. There is a low level WC with a marble effect vinyl floor finish

BATHROOM 8' 6" x 6' 6" (2.6m x 2m) With a PVCu double glazed window to the side elevation and part tiled walls. There is a three-piece white suite comprising a panelled bath, shower cubicle and vanity wash hand basin. There is a heated ladder towel rail and carpeted floor finish.



## SECOND FLOOR

BEDROOM THREE 20' 11" x 17' 0" (6.4m x 5.2m) An open plan attic area with PVCu double glazed window to the side elevation. There is a cylinder cupboard and cold water tank. There is a carpet floor finish.

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## EXTERNAL

**FRONT GARDEN** With a lawned area and mature flower and shrub borders. There is a driveway for off street parking of multiple vehicles leading to the garage.

**REAR GARDEN** With a lawned area and mature flower and shrub borders.

## ADDITIONAL INFORMATION

**COUNCIL TAX BAND** Online enquiries confirm the council tax band as 'E' which is £2,776.29 for 2026/27.

**EPC** The EPC band is 'E'.

## LOCATION WHAT 3 WORDS LOCATION

///forklift.disposal.rhino

## LOCAL NATURE AND EXPLORATION

### Established Residential Living & Connectivity

The property is situated within an established residential area of Guiseley, providing a convenient setting for everyday living with a good balance of local amenities, transport connections and access to the surrounding Yorkshire countryside.

Guiseley is a well-connected suburb located approximately 11 miles north-west of Leeds, with a wide range of shops, supermarkets, leisure facilities, schools and places to eat and drink. That includes the White Cross pub which is in proximity to the property. The area is also well placed for access to both Leeds and Bradford, while Leeds Bradford Airport is within easy reach.

Guiseley Railway Station is particularly convenient for commuters, with services operating along the Wharfedale Line towards Leeds, Bradford Forster Square and Ilkley. The station also provides cycle storage and a station car park, adding to the area's transport connections.

The location therefore works well for those looking to combine the convenience of established suburban living with straightforward access to larger employment centres and the open countryside beyond.

### Local Parks & Green Spaces

The surrounding area benefits from a number of established parks, recreation grounds and open spaces. Tranmere Park itself provides local recreational facilities, while nearby Nethermoor Park and Nunroyd Park offer additional opportunities for walking, exercise and outdoor activities. Leeds City Council identifies both Nunroyd Park and Nethermoor Park among the area's local parks and green spaces.

Nunroyd Park is particularly popular locally, incorporating wooded areas alongside open parkland, with facilities for sport and recreation.

### Countryside Walks & Outdoor Recreation

One of the advantages of living in Guiseley is the proximity to the countryside surrounding Aireborough and Wharfedale. The town provides easy access towards the open

Popular nearby destinations include:-

#### Otley Chevin Forest Park

A much-loved area of woodland, rocky outcrops and open countryside overlooking Wharfedale, with a network of walking trails, bridleways and viewpoints. The Chevin also has a number of established walking routes, including the West Chevin Historical Trail and longer circular walks.

#### Nunroyd Park

A convenient local green space with wooded areas, open parkland, sporting facilities and walking opportunities, providing an excellent option for everyday outdoor recreation.

#### Ilkley Moor

Further along the Wharfe Valley, Ilkley Moor provides extensive open moorland, walking routes and panoramic Yorkshire scenery, including the well-known Cow and Calf Rocks.

#### Wharfedale & Lower Wharfedale

The surrounding valley provides a mixture of farmland, woodland, riverside scenery and picturesque villages, with numerous opportunities for walking and exploring throughout the year.

#### Railway Connectivity

For commuters, Guiseley Railway Station provides an important transport link from the town. Located on the Wharfedale Line, the station offers direct services towards Leeds, Bradford Forster Square and Ilkley, making rail travel a practical alternative to the road network.

The railway also provides an attractive way to explore the surrounding area, with the route passing through the countryside and settlements of the Wharfe Valley towards Ilkley.

Approximate travel times to nearby destinations include:-

Guiseley Railway Station – convenient local access

Nunroyd Park – short local drive

Otley Chevin Forest Park – approximately 10 minutes drive

Ilkley Town Centre – approximately 15 minutes drive

Ilkley Moor – approximately 15–20 minutes drive

Leeds City Centre – approximately 25 minutes by train

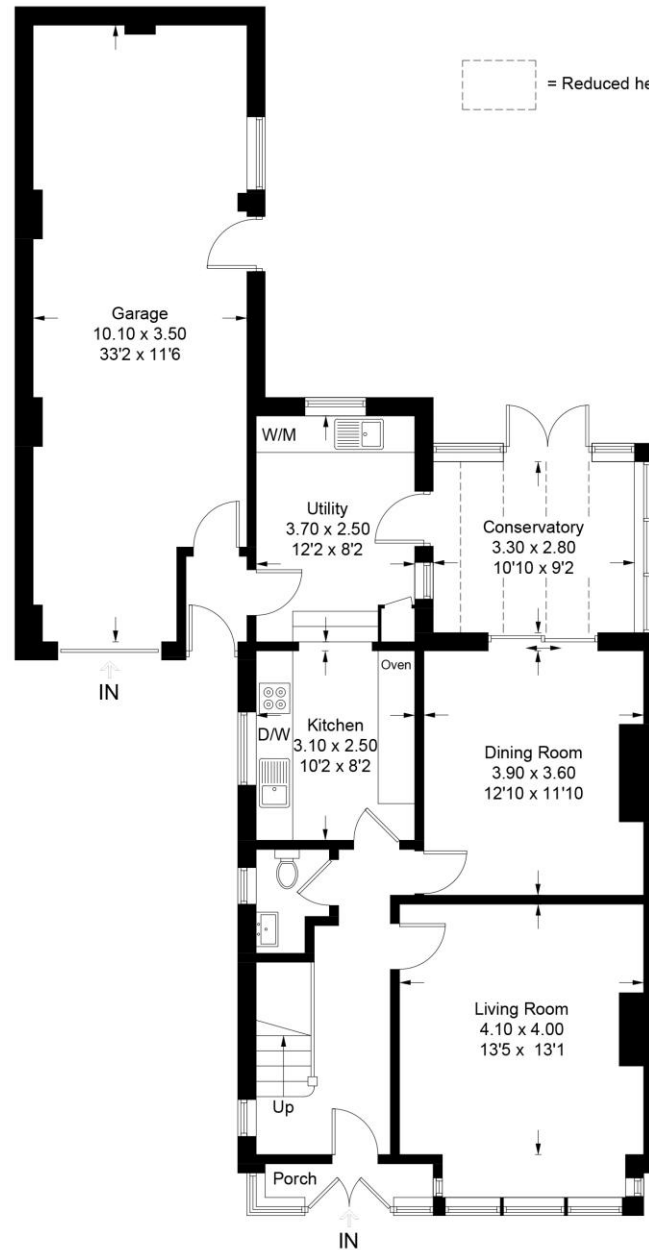
#### Everyday Convenience & Outdoor Living

Whether taking a walk through the local parks, heading towards the woodland and viewpoints of the Chevin, travelling by train into Leeds, or enjoying the shops and facilities of Guiseley itself, 23 Tranmere Drive is well positioned for a convenient and well-connected lifestyle.

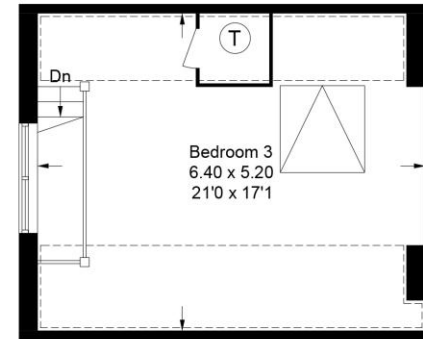
The combination of established residential surroundings, accessible local amenities, good rail connections and attractive countryside nearby makes this a practical location for both everyday living and enjoying the wider Aireborough and Wharfedale area.

# Tranmere Drive, Guiseley, LS20 8NQ

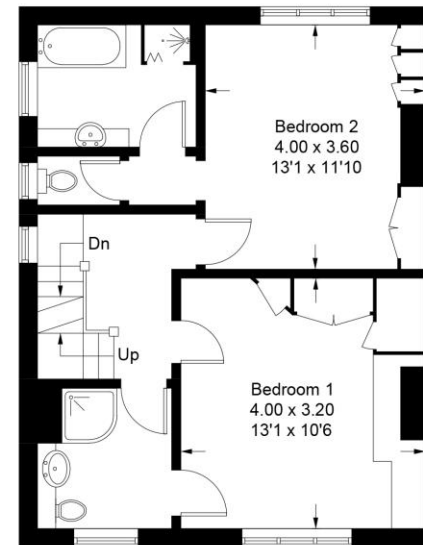
Approximate Gross Internal Area = 199.7 sq m / 2149 sq ft  
(Including Garage)



Ground Floor



Second Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Blue Residential

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## Opening Hours

Monday – Friday 9am – 5:30pm  
 Saturday 9am – 4pm



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