

# HUNTERS®

## EXCLUSIVE

**95 Westgate, Guiseley, Leeds, LS20 8HH**

**Asking Price £825,000**

### Property Images



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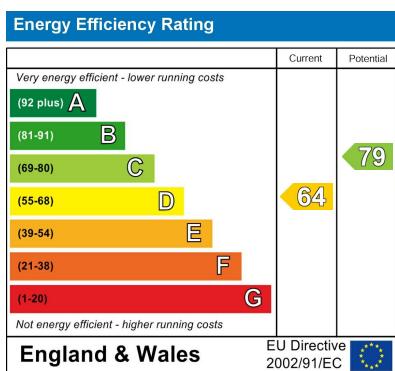
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Total Area: 229.4 m<sup>2</sup> ... 2469 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

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

Situated within the prestigious and highly sought-after Tranmere Park area of Guiseley, this much-loved and substantial detached family residence offers an exceptional opportunity for discerning buyers seeking space, comfort and potential in one of Wharfedale's most desirable locations. Extending to almost 2,500 square feet, this impressive home has been cherished by its current owners and is now ready to begin a new chapter with a family looking to make it their own.

Set well back from the road, the property is approached via a generous driveway providing off-street parking and access to the integral garage. The front garden is attractively landscaped, offering a welcoming first impression and a sense of privacy.

Upon entering, a spacious entrance vestibule leads into the main hallway, where stairs rise gracefully to the first floor. The ground floor accommodation is both versatile and generously proportioned, designed with family living and entertaining in mind. The open-plan lounge and dining room create a wonderful flow of space, filled with natural light and providing access to the rear garden. A separate sitting room offers additional flexibility – perfect as a snug, study or playroom – while the dining kitchen provides a sociable hub for everyday living, featuring ample cabinetry and space for informal dining. Completing the ground floor are a guest WC, utility room, store room, and the aforementioned integral garage, offering excellent practicality and storage.

To the first floor, the home continues to impress. The master bedroom enjoys its own en-suite shower room, while the guest bedroom also benefits from a private en-suite – ideal for visiting friends or extended family. There are three further double bedrooms, each of excellent proportions, and a well-appointed house bathroom serving the remainder of the accommodation. The sense of space and light continues throughout, creating a comfortable and adaptable family environment.

One of the home's true highlights is the outstanding rear garden. Enjoying a southerly aspect, it features a generous patio area leading up to a vast expanse of well-maintained lawn – perfect for children to play, summer entertaining, or simply relaxing in a tranquil setting. Mature hedged boundaries provide a high degree of privacy, and the plot offers clear scope for future extension or development, subject to the necessary consents, for those wishing to enhance the property further.

Perfectly positioned, Tranmere Park is well known for its leafy surroundings, sense of community, and close proximity to excellent local amenities. Highly regarded primary and secondary schools, shops, cafés, a health club, and Guiseley train station – providing direct links to Leeds, Bradford and beyond – are all within easy reach, as are scenic walks and countryside pursuits in the nearby Wharfe Valley.

This is a rare opportunity to acquire a substantial family home on one of Guiseley's most prestigious addresses – offering both immediate comfort and exciting potential for the future. Early viewing is highly recommended.

## Features

- SUBSTANTIAL FAMILY HOME • VERY LARGE GARDEN WITH SOUTH WESTERLY ASPECT • SOUGHT AFTER TRANMERE PARK LOCATION • TWO ENSUITE BATHROOMS • SCOPE TO FURTHER EXTEND (STP) • CLOSE TO HIGHLY REGARDED SCHOOLS, AMENITIES AND TRAIN STATION • INTEGRAL GARAGE, UTILITY AND GUEST WC • FOUR RECEPTION ROOMS • NOT TO BE MISSED