

# HUNTERS®

## EXCLUSIVE

62 Westgate, Guiseley, Leeds, LS20 8HJ

Asking Price £895,000

Property Images





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Total Area: 247.4 m<sup>2</sup> ... 2663 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## 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>	72	79
(55-68) <b>D</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 - Detached Beds: 4 Bathrooms: 3 Receptions: 2  
Tenure: Freehold

## A Prestigious Residence in the Heart of Tranmere Park, Guiseley

Situated in the highly desirable Tranmere Park area of Guiseley, this exceptional residence combines cutting-edge technology, generous open-plan living, and refined design to create the ultimate modern family home. With meticulous attention to detail and high-quality fixtures and fittings throughout, this property is perfectly tailored for both everyday living and impressive entertaining.

Upon entering the property, a welcoming entrance hallway sets the tone, with a staircase rising to the first floor. From here, the home opens into its showpiece – a spectacular open-plan living kitchen. This versatile space features a central island, sleek integrated appliances, and ample room for dining and relaxation. Bathed in natural light, the area is designed for contemporary family life, where cooking, dining, and socialising blend seamlessly. Two sets of French doors provide an effortless connection to the expansive living room beyond.

The living room itself is a remarkable space, boasting a log-burning stove as its focal point and dramatic double bi-fold doors that extend the living area into the beautifully landscaped garden. Perfect for gatherings large or small, this space reflects the home's spirit of comfort and sophistication. Completing the ground floor is a well-appointed study, ideal for remote working, a practical utility room, a guest WC, and an integrated garage with internal access.

To the first floor, the luxurious master suite offers a private retreat. The suite comprises a stylish bedroom, a walk-through dressing room, and a contemporary en-suite bath and shower room. Two further double bedrooms and the main family bathroom are also located on this level, providing well-proportioned and thoughtfully designed accommodation. A fourth bedroom, situated within the converted loft space, makes an ideal teenager's sanctuary. Complete with a small balcony, this room offers elevated views across to Otley Chevin and includes access to useful eaves storage.

Externally, the property continues to impress. The front aspect features a neat garden and driveway providing ample off-street parking. To the rear, the landscaped garden has been designed for both relaxation and entertainment. A paved terrace flows from the house, offering the perfect spot for al fresco dining, while a dedicated hot tub area, extensive lawn, and multiple seating zones create an inviting outdoor haven. The garden is enhanced further by tasteful lighting and tranquil water features, allowing for year-round enjoyment.

This outstanding property also incorporates modern conveniences such as a hard-wired integrated sound system, security cameras and Cat5 cabling, ensuring that every element of 21st-century living has been considered.

Located within walking distance of Guiseley train station, the property offers excellent commuter links to Leeds, Bradford, and beyond. Families will appreciate the proximity to highly regarded schools including Tranmere Park Primary and St. Mary's, Menston, along with the wide range of shops, restaurants, and leisure facilities that Guiseley has to offer.

This is more than just a home; it is a lifestyle. A rare opportunity to acquire a property of such calibre in one of Guiseley's most sought-after addresses.

## Features

• SUPERB, HIGH SPECIFICATION FAMILY HOME • OPEN PLAN LIVING SPACES WITH BI FOLD DOORS • LARGE LANDSCAPED GARDENS • MASTER SUITE WITH WALK THROUGH DRESSING ROOM • INTEGRAL GARAGE, UTILITY ROOM AND GUEST WC • SET OVER THREE FLOORS • RAISED BALCONY • CLOSE TO SCHOOLS AND TRAIN STATION • INTEGRATED SOUND SYSTEM AND HOME NETWORKING • OPEN PLAN LIVING KITCHEN