

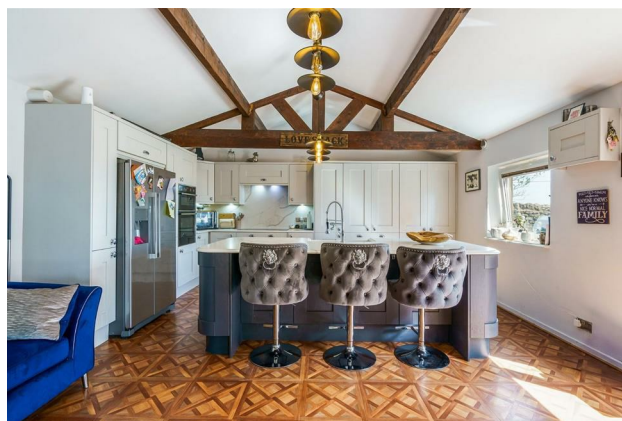
# HUNTERS®

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**Highfield House Cross Lane, Guiseley, Leeds, LS20 9NR**

**Asking Price £1,400,000**

**Property Images**





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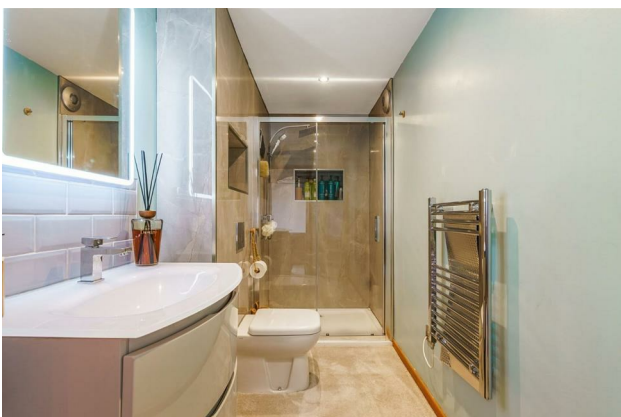
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## Property Images





## Property Images





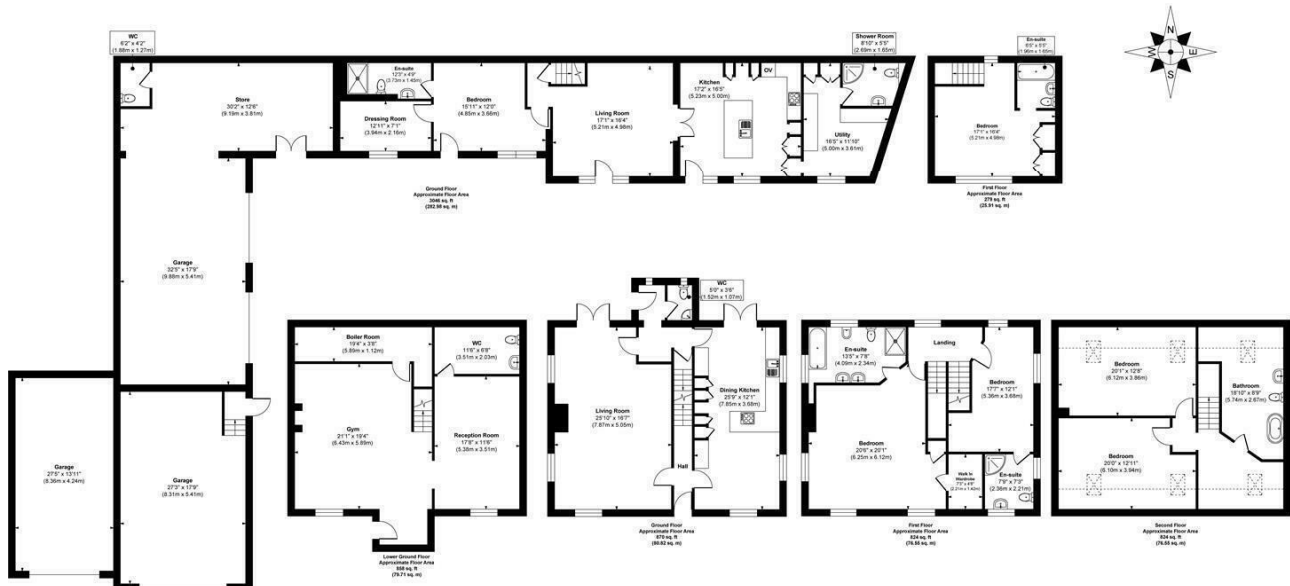
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## Property Images








**Approx. Gross Internal Floor Area 6701 sq. ft / 622.52 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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**EPC**

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		74	78
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

## Map



## Details

Type: House - Detached Beds: 6 Bathrooms: 5 Receptions: 3 Tenure: Freehold

## Summary

Highfield House is an exceptional family home set in a stunning rural location with panoramic countryside views. This spacious property offers versatile accommodation across multiple levels, including four bedrooms, luxurious bathrooms, and a stylish dining kitchen. Additional highlights include a self-contained annex, landscaped gardens, ample parking, and multiple garages. With excellent access to local schools, shops, and transport links, including Leeds Bradford Airport, this beautifully presented home combines peaceful country living with modern convenience.

## Features

- RURAL SETTING YET CLOSE TO AMENITIES • PANORAMIC VIEWS • TWO DWELLINGS • VARIOUS GARAGES / OUTBUILDINGS • EXTENSIVE GARDENS AND GROUNDS • MAIN HOUSE SET OVER FOUR FLOORS • SUPERB DINING KITCHEN • CLOSE TO HIGHLY REGARDED SCHOOLS AND TRAIN STATION • HIGH SPECIFICATION • GATED ACCESS AND PARKING FOR MULTIPLE VEHICLES PLUS WORKSHOP