

# HUNTERS®

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**Stiperstones Thorpe Lane, Guiseley, Leeds, LS20 8JH**

**Offers In Excess Of £700,000**

**Property Images**





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## Property Images





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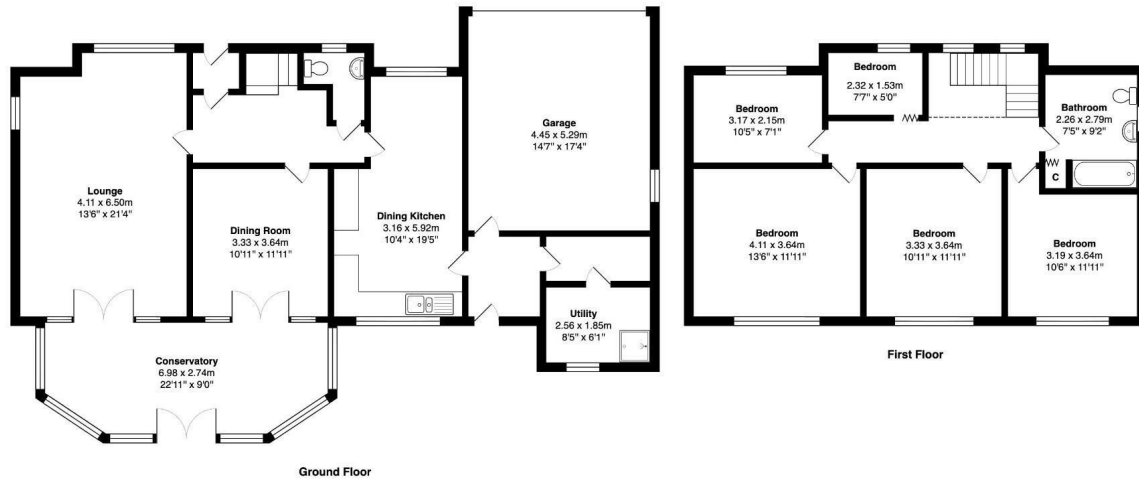
## Property Images





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Total Area: 192.5 m<sup>2</sup> ... 2073 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>	71	74
(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: 5 Bathrooms: 2 Receptions: 4 Tenure: Freehold

## Summary

Set on the edge of the prestigious and highly sought after Tranmere Park area of Guiseley, this much loved family home enjoys an enviable position with lovely open views. Offered to the market with no onward chain, the property presents an exceptional opportunity for buyers seeking a spacious home in one of the best locations in Guiseley.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall. The impressive triple-aspect lounge provides an abundance of natural light and a wonderful sense of space with stunning views to the front, while the adjoining dining room offers an ideal setting for family meals and entertaining. There is a good sized dining kitchen, again with lovely views to the front to enjoy whilst dining/entertaining and views over the garden to the rear. A large conservatory to the rear enjoys pleasant garden views and creates a versatile additional living area. Completing the ground floor are a guest WC, a useful utility room, a boiler room, and access to an integral double garage.

To the first floor are five well proportioned bedrooms, offering ample room for families, guests, or home working arrangements. The house bathroom is a good size and serves all bedrooms.

Externally, the property sits on a generous plot with lawned gardens both front and rear. A private driveway provides off street parking for several vehicles and leads to the integral garage. Situated within easy reach of several highly regarded primary and secondary schools, the property also benefits from excellent local amenities and convenient access to Guiseley train station, making it ideal for commuters. With the added advantage of potential to extend or convert the loft (subject to consents), this superb home offers Buyers the chance to create something truly special.

## Features

- 5 BEDROOM DETACHED FAMILY HOME • SOUGHT AFTER PRIME TRANMERE PARK LOCATION • CLOSE TO HIGHLY REGARDED SCHOOLS AND AMENITIES • SCOPE FOR LOFT CONVERSION • OPEN ASPECT TO FRONT WITH STUNNING VIEWS • INTEGRAL DOUBLE GARAGE • GARDENS TO FRONT AND REAR AND PARKING FOR SEVERAL CARS • CLOSE TO TRAIN STATION • BENEFITS FROM SOLAR PANELS AND AIR SOURCE HEATING SYSTEM