

# HUNTERS®

HERE TO GET *you* THERE

48 Bradford Road, Guiseley, Leeds, LS20 8NH

Asking Price £800,000

Property Images



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## Property Images



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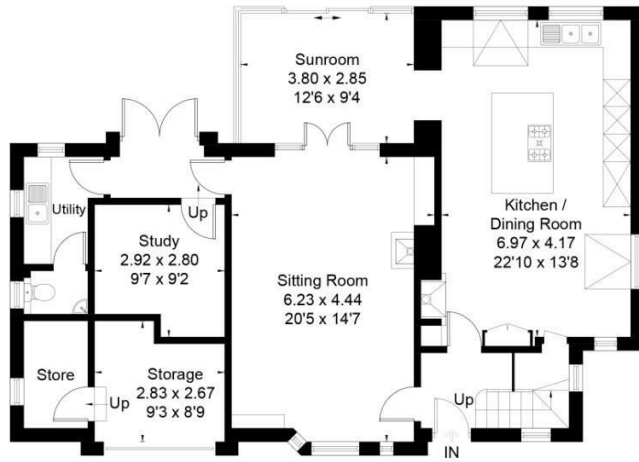
## Property Images



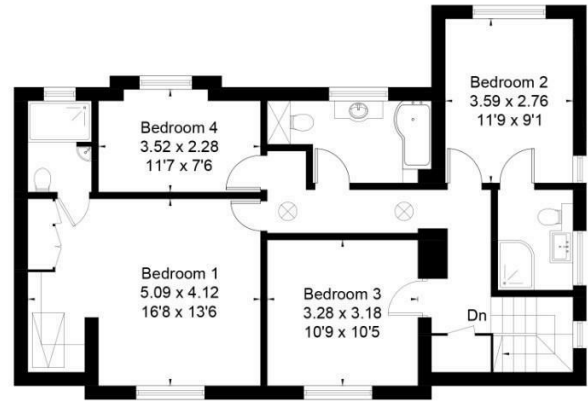
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Approximate Floor Area = 183.7 sq m / 1977 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84393

## 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>			
(55-68) <b>D</b>		68	77
(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: 4 Receptions: 2 Tenure: Freehold

## Summary

This exceptional four-bedroom detached residence blends charm, character, and modern living in a highly sought-after location. Recently extended to a high standard, it features beautifully landscaped gardens and spacious, thoughtfully designed interiors. Highlights include a welcoming reception hall with stained glass, an elegant sitting room with a fireplace, a tranquil garden room, home office and a superb dining kitchen with built-in appliances and a central island. Upstairs, the luxurious master suite, a guest bedroom with en-suite, and two further bedrooms complement a stunning family bathroom. Located in desirable Trammere Park, it offers excellent amenities, transport links, and a perfect setting for family life.

## Features

- SUPERB HIGH SPECIFICATION FAMILY HOME • OPEN PLAN LIVING KITCHEN • ENCLOSED GARDEN TO REAR • PART CONVERTED GARAGE TO CREATE HOME OFFICE • HIGH QUALITY FIXTURES AND FITTINGS • PERIOD FEATURES THROUGHOUT • CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS • CLOSE TO TRAIN STATION • MASTER SUITE • GATED DRIVEWAY