

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**34 Southway, Guiseley, Leeds, LS20 8JB**

**Asking Price £650,000**

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Property Images

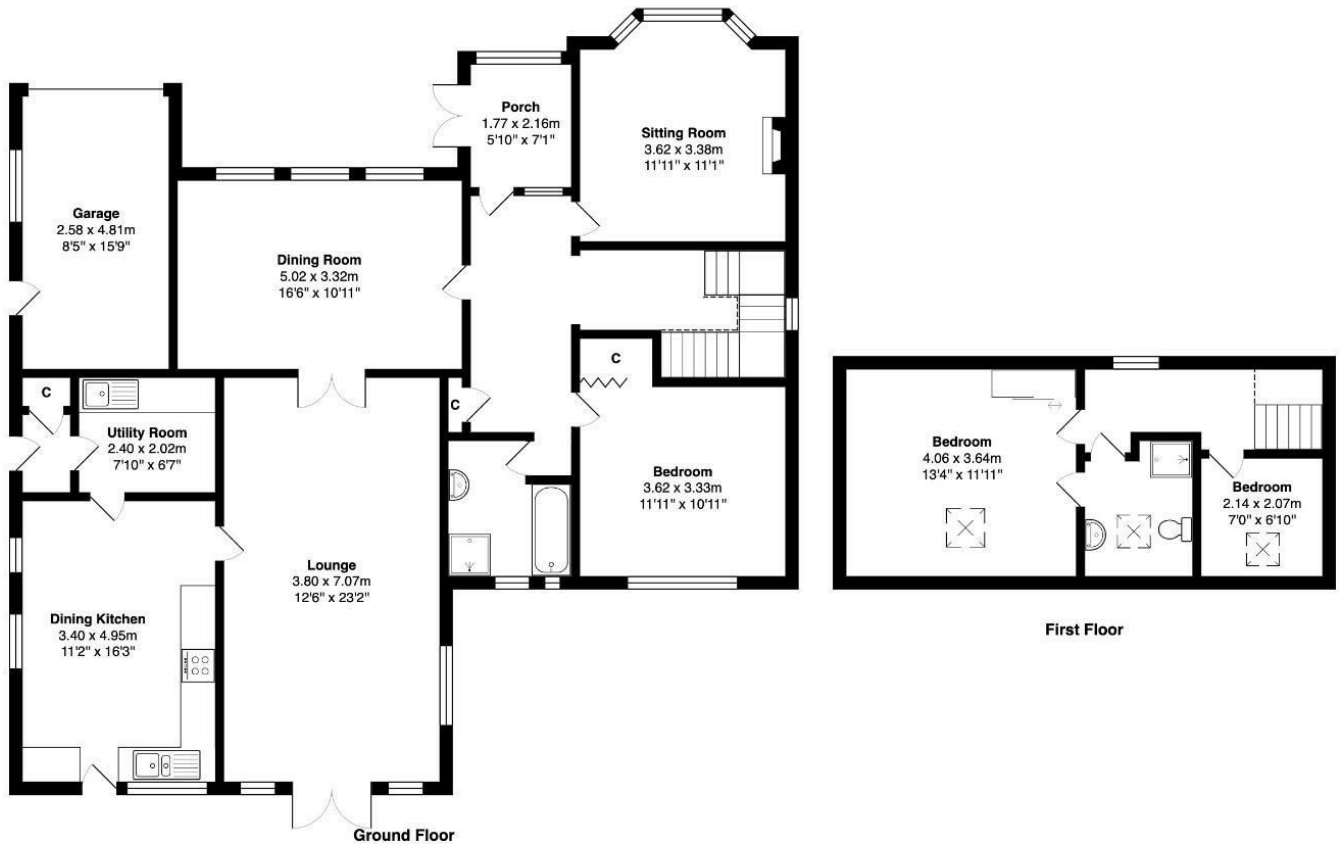
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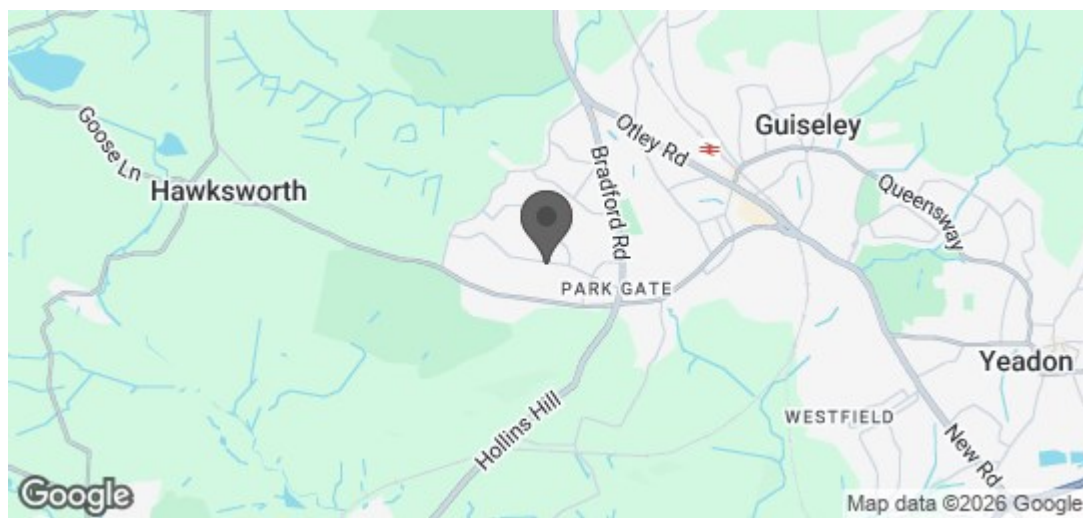
Total Area: 168.4 m<sup>2</sup> ... 1812 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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>			<b>79</b>
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## UNEXPECTEDLY RE-OFFERED TO THE MARKET

Situated in the prestigious and highly sought-after Tranmere Park area of Guiseley, this impressive detached dormer bungalow offers a rare opportunity to acquire a home with exceptional potential. Occupying a generous plot with mature, well-tended gardens, the property provides ample scope for extension or reconfiguration to create a truly outstanding forever home (subject to the necessary consents).

The spacious accommodation briefly comprises an entrance porch leading to a welcoming hallway, a large lounge with views over the gardens, a separate dining room, and a well-proportioned breakfast kitchen ideal for family living and a separate utility room. There is also a reception hall, two ground floor bedrooms, and a house bathroom. To the first floor are two additional bedrooms and a second bathroom, offering flexible living space suitable for families or those seeking room for guests and a home office.

Externally, the property is approached via a driveway providing off-street parking, with further parking available in the integral garage. The front garden is neatly presented with mature planting, while the substantial rear garden is a particular feature – beautifully maintained with a lawned area, patio space, established trees, shrubs and flowering borders, all affording a high degree of privacy and a tranquil outdoor retreat.

Offered to the market with no onward chain, this delightful property enjoys an enviable position close to a wide range of local shops, highly regarded schools, amenities and public transport links, including easy access to Guiseley train station and main road networks.

A truly superb opportunity in a prime Guiseley location – early viewing is highly recommended to appreciate the scale, setting and potential this charming home has to offer.