

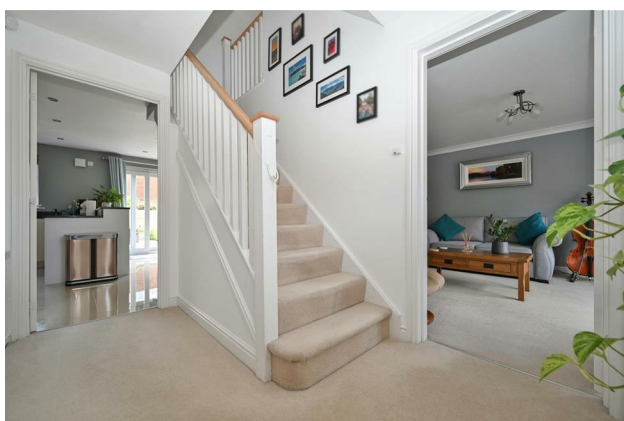
# HUNTERS®

HERE TO GET *you* THERE

**20 Branwell Road, Guiseley, Leeds, West Yorkshire, LS20 9FG**

**Asking Price £575,000**

**Property Images**





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

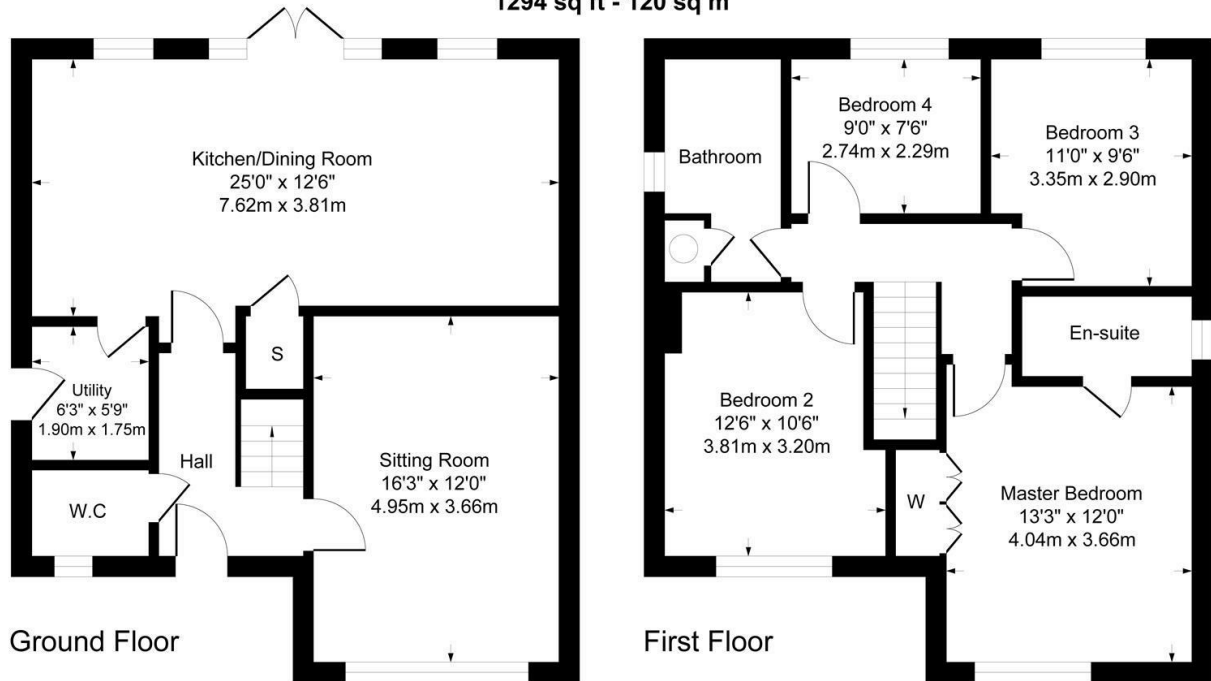
HERE TO GET *you* THERE

## Property Images





Approximate Gross Internal Area  
1294 sq ft - 120 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(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		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This contemporary detached family home offers high-specification fixtures and fittings in a prime position within a peaceful residential area. Located less than a quarter of a mile from Guiseley Railway Station, it provides easy access to popular amenities, schools, and transport links.

The spacious entrance hall welcomes you, leading seamlessly through the ground floor, accompanied by a convenient downstairs WC. At the front, a stylish sitting room awaits, while the rear features an expansive open-plan dining kitchen. The designer kitchen boasts high gloss units, granite worktops, and polished porcelain flooring extending into the dining area, snug, and entrance hall. Fully equipped with top-of-the-line AEG appliances, including a four-ring gas hob, dishwasher, double oven, microwave, double sink, and fridge-freezer, this kitchen is perfect for culinary enthusiasts.

A separate utility room with granite worktops and porcelain flooring offers space and plumbing for a washing machine and dryer, houses the boiler, and provides side access to the driveway. The light-filled dining area and snug, with sliding doors to the rear garden and a handy pantry storage cupboard, complete the open-plan layout.

Upstairs, four well-proportioned bedrooms await. The master bedroom features modern fitted wardrobes and an en-suite shower room, equipped with a walk-in shower, downlighters, extractor fan, heated towel rail, low flush WC, and matching sink. Bedrooms two and three are spacious doubles with neutral decor and ample natural light, while bedroom four, overlooking the rear garden, is a good-sized single room perfect for an office or study. The tiled house bathroom includes a bath with an overhead shower, a heated towel rail, and a matching bathroom suite.

Outside, the property impresses with a driveway for two to three cars leading to a detached garage. The spacious, enclosed rear garden offers excellent privacy with a lawn area and patio, ideal for outdoor entertaining.

## Features

- DETACHED FAMILY HOME • CLOSE TO TRAIN STATION • DETACHED GARAGE AND DRIVEWAY • HIGH SPECIFICATION • LANDSCAPED GARDENS • MASTER SUITE • UTILITY AND GUEST WC • CUL DE SAC POSITION • CLOSE TO SCHOOLS AND PARK