

# HUNTERS®

HERE TO GET *you* THERE

8 New Way, Guiseley, Leeds, LS20 8JR

Offers In Excess Of £500,000

Property Images



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## Property Images

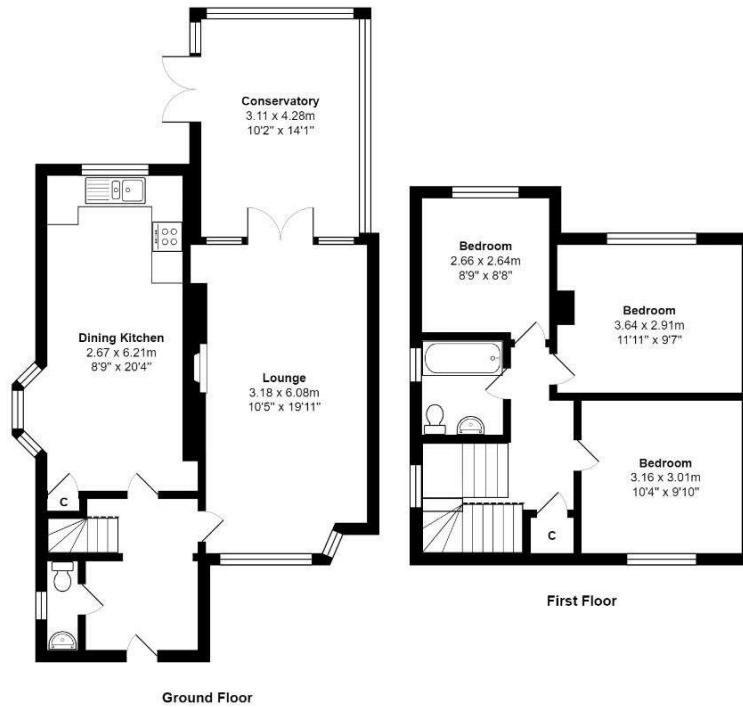


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## Property Images





Total Area: 102.3 m<sup>2</sup> ... 1101 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

Welcome to this charming semi-detached house located on New Way in the desirable Tranmere Park area of Guiseley, Leeds. As you step through the composite entrance door, you are welcomed by a bright hallway that sets a warm and inviting tone for the home. The property is adorned with high-quality fixtures and fittings, creating an elegant atmosphere throughout. The interior features exposed stonework, which adds character and is bathed in natural light, ensuring a bright and airy feel.

The ground floor offers a spacious lounge, complete with a cosy log burning stove, perfect for those chilly evenings when relaxation is key. Adjacent to the lounge is a versatile family room, which can be adapted to suit your needs, along with a modern dining kitchen that is ideal for hosting gatherings and making cherished memories with loved ones.

On the first floor, you will discover three well-appointed bedrooms, providing ample space for family living. The house bathroom is both stylish and functional, catering to your daily needs with ease.

Outside, the property boasts beautifully maintained gardens at both the front and rear, offering a peaceful retreat for unwinding, playing, or enjoying al fresco dining. A driveway at the side of the house provides convenient off-street parking for up to four vehicles.

Situated in the highly sought-after Tranmere Park, this home is conveniently close to the esteemed Tranmere Park Primary School, making it an excellent choice for families. Local shops, restaurants, and amenities are within easy reach, contributing to a vibrant community atmosphere. For commuters, the nearby train station offers seamless transport options.

In summary, this stunning family home in Tranmere Park presents an exceptional opportunity for those seeking a stylish and comfortable living environment. With its potential for expansion, high-quality features, and prime location, this property truly embodies the perfect family residence.

## Features

- CLOSE TO TRANMERE PARK PRIMARY SCHOOL • WELL PRESENTED THROUGHOUT • GLASS ROOF CONSERVATORY TO REAR • STUNNING DINING KITCHEN • LONG DRIVEWAY • CLOSE TO TRAIN STATION • WELL TENDED GARDENS TO FRONT AND REAR • EPC RATING = E • HIGHLY DESIRABLE LOCATION