

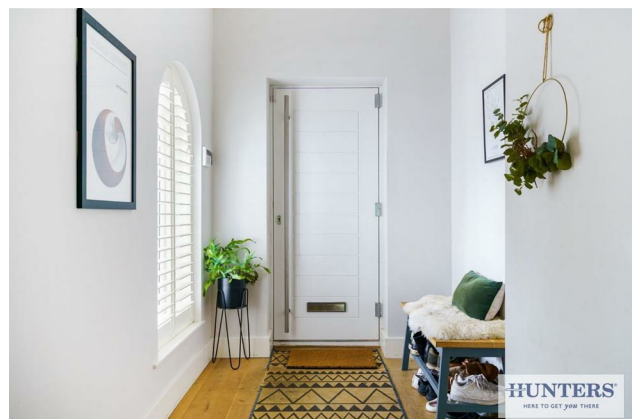
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71 Westgate, Guiseley, Leeds, LS20 8HH

Asking Price £850,000

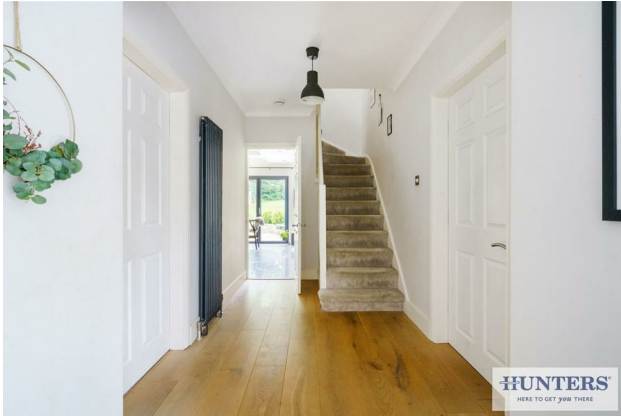
Property Images



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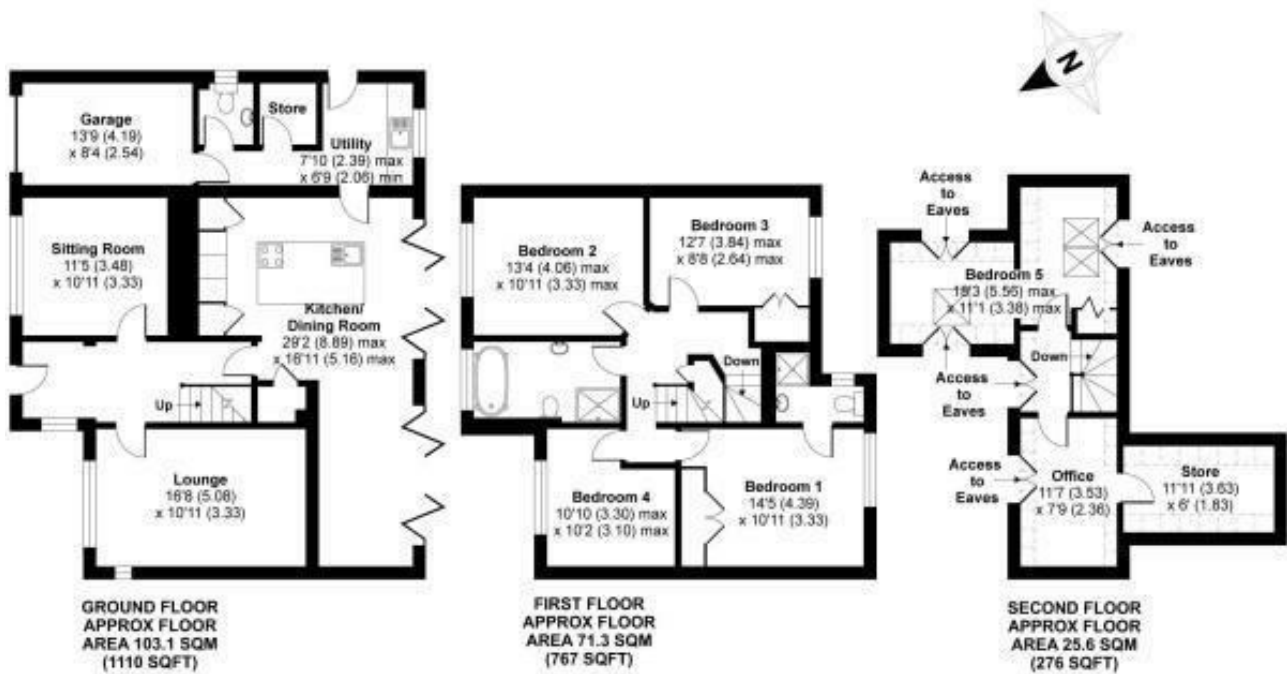
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APPROX. GROSS INTERNAL FLOOR AREA 2153 SQ FT 200 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 2 Reception: 3 Tenure: Freehold

Summary

Hunters Exclusive Homes are proud to present this beautifully extended and superbly appointed detached residence, offering spacious and versatile accommodation finished to an exceptional standard throughout. Properties of this calibre rarely become available, and internal viewing is highly recommended to fully appreciate what is on offer.

Situated on a generous plot, the property boasts a stunning open-plan living kitchen with high-gloss units, central island, integrated appliances, and two sets of bi-folding doors opening onto the rear garden. This light-filled space is ideal for entertaining during warmer months, while the cosy log-burning stove adds comfort in winter.

The accommodation briefly comprises an inviting entrance hall with composite front door, a generous lounge, a separate sitting room, and the show-stopping L-shaped living kitchen. Also on the ground floor are a utility room, cloakroom, WC, and access to the integral garage.

Upstairs, the master bedroom enjoys views over the rear garden and benefits from a contemporary en suite shower room. Three further double bedrooms and a stylish family bathroom, complete with freestanding bath and walk-in rain shower, are also located on the first floor. The second floor offers a versatile fifth bedroom with dressing area and adjoining study/home office – perfect as a teenager's room, guest suite, or additional workspace. Please note, there is some restricted head height in this loft conversion.

Externally, the property features a lawned front garden and a driveway providing ample off-street parking. The rear garden is a true highlight – enjoying a southerly aspect and plenty of sunlight, it includes a paved patio area and an extensive lawn, making it perfect for families and outdoor entertaining.

Features

- HIGH QUALITY, MODERN DECOR • LIVING KITCHEN WITH BI FOLDING DOORS • FANTASTIC REAR GARDEN • ACCOMMODATION OVER THREE FLOORS • FIVE DOUBLE BEDROOMS AND A STUDY • THREE RECEPTION ROOMS • UTILITY ROOM AND INTEGRATED GARAGE • SUBSTANTIALLY EXTENDED • EPC RATING = D • EXCEPTIONAL FAMILY HOME