

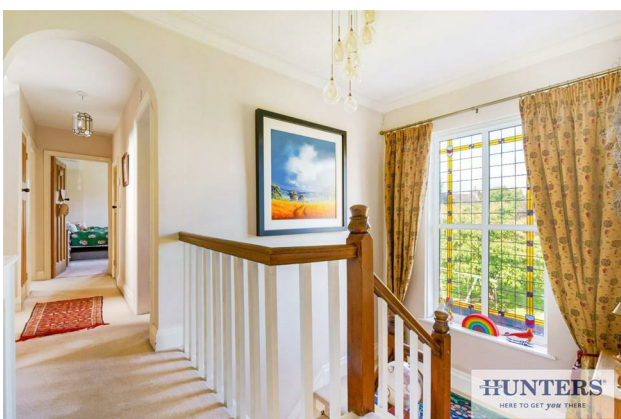
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EXCLUSIVE

12 Hawksworth Lane, Guiseley, Leeds, LS20 8HA

Asking Price £950,000

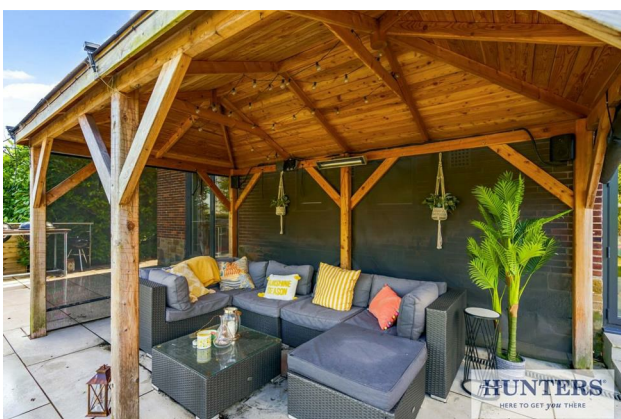
Property Images



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Property Images



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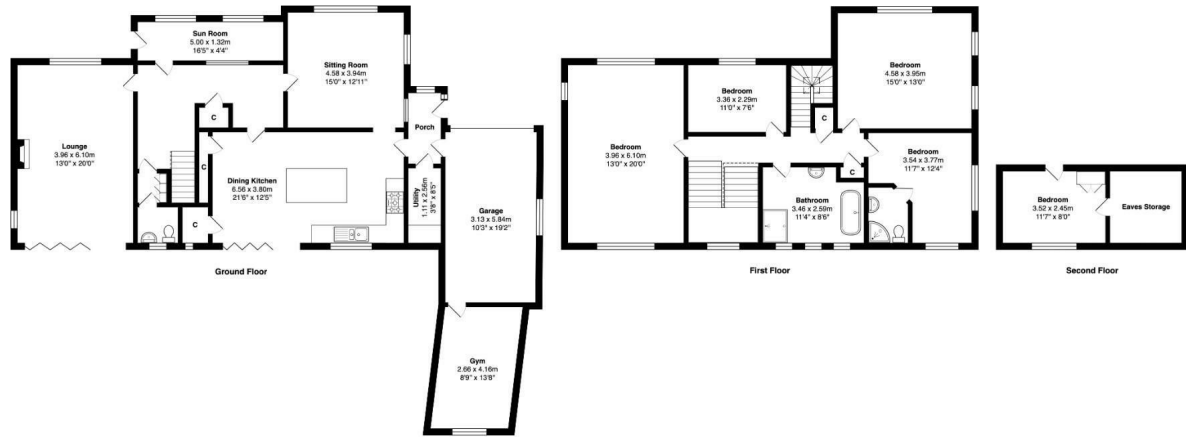
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Property Images



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Total Area: 239.9 m² ... 2583 ft²
All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(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 Receptions: 3
Tenure: Freehold

A Substantial and Imposing Detached Family Home on Tranmere Park, Guiseley

Situated in one of Guiseley's most prestigious and highly sought-after residential areas, this impressive detached property offers an exceptional opportunity for those seeking a spacious family home combining character, period detail and modern convenience. Occupying a generous plot and enjoying far-reaching views over open fields, the house dates back to the early 1930s and retains many of its original features, including stone mullioned and some leaded windows, stripped pine doors and a beautifully crafted staircase and balustrade.

From the moment you arrive, the scale and presence of this residence are clear. The front garden is neatly landscaped and complemented by a generous driveway providing off-street parking for several vehicles, along with the practical addition of an electric vehicle charging point. A substantial entrance hall, which doubles as a light-filled sun room, creates an immediate sense of space and warmth. This leads through to the main hallway where the striking staircase provides a focal point.

The ground floor accommodation is extensive and thoughtfully arranged. The principal lounge is dual aspect, flooded with natural light and featuring bi-folding doors that open directly to the rear terrace. A log-burning stove creates a welcoming ambience, making the room equally suited to relaxed evenings or family gatherings. A second sitting room, also dual aspect, offers further flexibility as a snug, playroom or formal reception space.

The heart of the home is undoubtedly the dining kitchen, which is both substantial in scale and stylish in presentation. A central island provides the perfect hub for informal dining or food preparation, while bi-folding doors extend the living space seamlessly onto the rear garden terrace. This impressive open-plan space is perfectly designed for family life and entertaining. Adjoining the kitchen are a practical utility room and side porch, together with access to the integral garage, which has been extended to incorporate a gymnasium area.

On the first floor, there are four generously proportioned double bedrooms, one of which benefits from an en suite shower room. The remaining bedrooms are served by a well-appointed main house bathroom. A further staircase rises to the second floor where a fifth double bedroom can be found – ideal for teenagers, guests or as a dedicated home office.

The outdoor space is a particular highlight of this property. To the rear, a paved terrace runs the full width of the house and includes a seating area with covered pergola and a purpose-built barbecue area. This is a superb setting for al fresco dining or larger scale entertaining. Beyond, the extensive lawned garden is bordered by mature planting and includes a wildflower section and a productive vegetable plot, offering the perfect balance between family play space and more cultivated areas. The orientation and layout of the garden ensure it can be enjoyed throughout the seasons.

In addition to its period charm, the property benefits from modern energy-efficient features, including solar panels discreetly positioned on the roof. This combination of heritage and sustainability makes for a truly unique family home.

Tranmere Park has long been recognised as one of Guiseley's most desirable addresses, thanks to its leafy setting and excellent proximity to both countryside and town amenities. The property lies within easy reach of well-regarded schools, including Tranmere Park Primary and St Mary's, while the town centre provides a wide range of shops, cafés and leisure facilities, including a popular health club. For commuters, Guiseley railway station offers direct services to Leeds, Bradford and Ilkley, while good road links connect to surrounding business hubs and Leeds Bradford Airport.

In summary, this substantial detached home combines period character with contemporary living, generous proportions and superb outdoor space. It encapsulates everything that family life on Tranmere Park has to offer and must be viewed to fully appreciate its scale, setting and quality.

Features

• SOUGHT AFTER TRANMERE PARK LOCATION • PERIOD FEATURES THROUGHOUT • SET OVER THREE FLOORS • SUBSTANTIAL LANDSCAPED GROUNDS • OPEN VIEWS • THE PERFECT FAMILY HOME • INTEGRAL GARAGE, UTILITY AND GYMNASIUM • SCOPE TO FURTHER EXTEND - STP • PARKING FOR SEVERAL CARS AND EV POINT • CLOSE TO STATION AND SCHOOLS