

# HUNTERS®

## EXCLUSIVE

30 Hawksworth Lane, Guiseley, Leeds, LS20 8HA

Asking Price £975,000

Property Images



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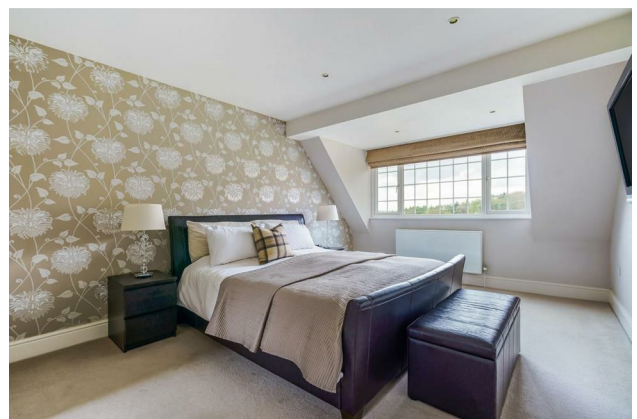
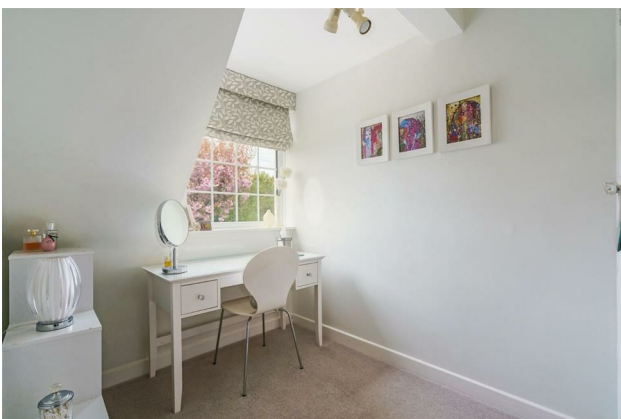
### Property Images



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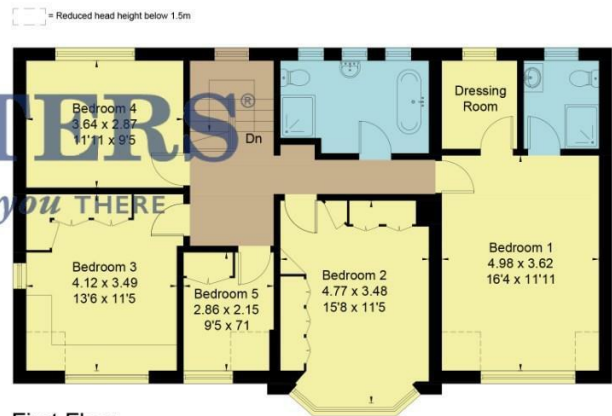
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Approximate Floor Area = 236.3 sq m / 2543 sq ft  
(Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90260

### 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>		<b>73</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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 - Detached Beds: 5 Bathrooms: 3 Receptions: 3  
Tenure: Freehold

## A Stunning, Extended Detached Home in the Highly Desirable Tranmere Park Area of Guiseley

Set within the prestigious and sought-after Tranmere Park neighbourhood of Guiseley, this impressive detached family home offers generous and beautifully presented living accommodation, perfectly suited to modern family life. Thoughtfully extended and enhanced, the property combines contemporary open-plan living with more traditional reception rooms, creating an inviting and versatile space throughout.

The home is ideally located for easy access to a range of local amenities, including a selection of independent shops, cafés, and supermarkets. Several highly regarded primary and secondary schools are within close proximity, making this an ideal setting for families. Excellent transport links and recreational facilities further enhance the appeal of this exceptional location.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the home. To the front of the property lies a generous sitting room, perfect for relaxing evenings with family. An additional snug or garden room, with patio doors opening directly onto the rear garden, provides a peaceful space to enjoy views over the garden throughout the seasons.

The formal dining room offers a more traditional setting for entertaining guests, while a useful guest WC and practical utility room add convenience to the ground floor layout. Access to the integral garage is also available from inside the property, enhancing both functionality and security.

Undoubtedly the heart of the home is the spectacular, extended living kitchen. Bathed in natural light and designed for both everyday family living and entertaining on a grand scale, this open-plan space comprises a stylish and contemporary kitchen with integrated appliances, a central island, underfloor heating and ample dining and seating areas. The seamless flow to the garden beyond makes it an ideal hub for summer gatherings or cosy winter evenings alike.

To the first floor, the accommodation continues to impress. The master suite is a luxurious retreat, benefiting from a walk-in dressing room and a sleek, modern en-suite shower room. Four further well-proportioned bedrooms provide ample space for family, guests, or home working. A well-appointed family bathroom completes the first-floor layout.

Externally, the property sits behind remote-controlled electric gates, opening onto a gravelled driveway that provides off-street parking for multiple vehicles. The rear garden is a true highlight – an expansive and private outdoor space with a patio spanning the width of the house, perfect for al fresco dining and summer entertaining. This in turn leads to a large, well-maintained lawn surrounded by mature shrubs, trees, and carefully planted borders, creating a tranquil and picturesque setting.

Rarely does a property of this calibre come to market in such a sought-after location. Early viewing is strongly recommended to fully appreciate the space, quality, and lifestyle on offer.

## Features

• DETACHED FAMILY HOME • OPEN PLAN LIVING  
KITCHEN • SOUGHT AFTER TRANMERE PARK LOCATION • SUPERB  
MASTER SUITE • OPEN OUTLOOK TO FRONT • LARGE REAR  
GARDEN • HIGH SPECIFICATION • CLOSE TO HIGHLY REGARDED  
SCHOOLS • CLOSE TO TRAIN STATION • INTEGRAL GARAGE / WC  
AND UTILITY ROOM