

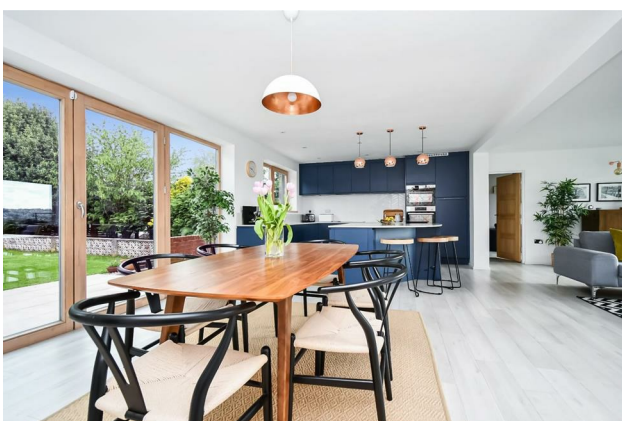
# HUNTERS®

HERE TO GET *you* THERE

**20 Old Hollings Hill, Guiseley, Leeds, LS20 8EW**

**Price £775,000**

**Property Images**

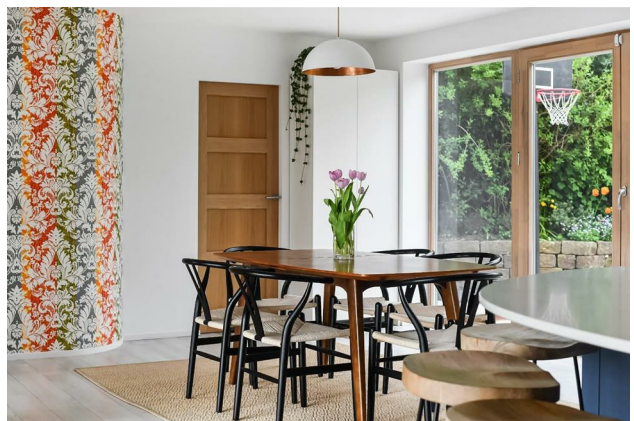




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## Property Images





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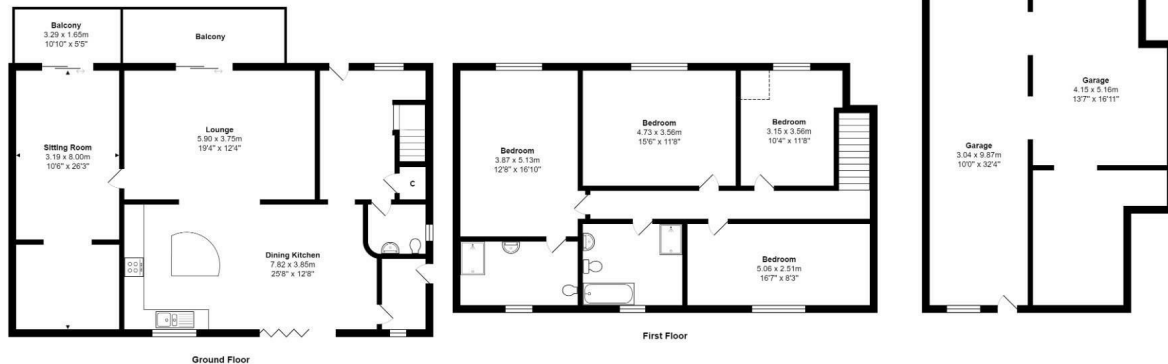
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## Property Images



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Total Area: 192.3 m² ... 2070 ft² (excluding balcony, garage)  
All measurements are approximate and for display purposes only.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	76	83

## Map



## Details

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

## Summary

Welcome to this stunning modern family home, where luxury and comfort meet in perfect harmony. As you step through the bold and impressive entrance, you'll be greeted by an expansive open-plan living space that is perfect for sociable gatherings and family living.

The kitchen/diner is a stylish and modern space that is both calming and practical. With ample cupboard space, work surfaces and a generously sized breakfast bar, it's perfect for cooking and entertaining at the same time. The glass doors that grace the entire back wall of the dining space allow you to enjoy panoramic views of the lush, green garden, while the front-facing sitting area offers spectacular views through another set of glass windows.

Downstairs, there is a smaller family room come office, perfect for relaxing in or working from home, as well as a guest toilet and handy utility room.

Upstairs, you'll find three double bedrooms, each with their own distinctive look and feel, and a boutique, four-piece bathroom/wet room that will meet the needs of your family perfectly. The master bedroom is the real jewel in the crown, with its beautifully designed ensuite shower room.

Set on a gentle hill, this beautiful property enjoys a prime location on the edge of Guiseley. After a long day's work or weekend away, you can admire the property from afar before parking in your spacious, triple garage. And on the weekends, the large, landscaped garden is the perfect place to unwind and relax in.

This modern family home is the epitome of contemporary living, offering luxury, style and comfort in equal measure. Don't miss out on the opportunity to make it yours.

## Features

- MODERN, DETACHED FAMILY HOME • SEMI RURAL ASPECT • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • OPEN PLAN LIVING • BREATHTAKING VIEWS • MASTER WITH ENSUITE • LARGE GARDEN • STUNNING FINISH • UNDERNEATH GARAGE, WORKSHOP • HUNTERS 360 TOUR EPC RATING C