

**15 New Way, Guiseley, Leeds, West Yorkshire, LS20 8JR**

**Asking Price £479,950**

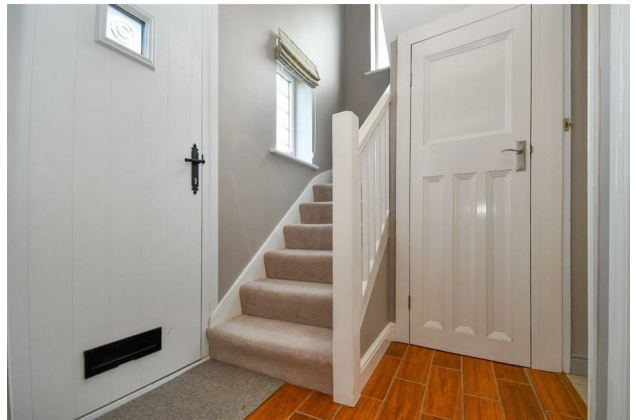
**Property Images**



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## Property Images



## Floorplan



GROSS INTERNAL AREA  
1ST FLOOR: 54 m<sup>2</sup>; 2ND FLOOR: 41 m<sup>2</sup>  
TOTAL: 95 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

Welcome to this charming and extended three bedroom semi-detached home located in the highly sought-after Tranmere Park area of Guiseley. Upon entering the property, you will be greeted by an entrance hallway with a useful storage cupboard, providing ample space for coats and shoes, keeping your home tidy and organized.

The heart of this home is the open plan dining kitchen, perfect for modern family living and entertaining. The well-designed kitchen features contemporary cabinetry, ample counter space, and modern appliances, making it a delight for cooking and hosting guests. The dining area offers plenty of room for a large dining table, creating a perfect space for family meals and socializing.

The bright and airy lounge is a generous size and features French doors that open up to the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living spaces. The rear garden is a true gem, benefiting from a southerly aspect, making it a perfect spot for enjoying outdoor activities, relaxing, and entertaining. The garden is lawned, decked, and paved, providing a variety of spaces to suit different needs and preferences.

## Features

• SOUGHT AFTER TRANMERE PARK LOCATION • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • THREE GOOD SIZED BEDROOMS • HIGH SPECIFICATION • CLOSE TO SCHOOLS AND AMENITIES • LANDSCAPED GARDENS • UPVC LEADED WINDOWS • COMPLETE CHAIN • OPEN PLAN LIVING KITCHEN • EPC RATING = TBC