

# HUNTERS®

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**2 Thorpe Drive, Guiseley, Leeds, LS20 8JS**

**Offers In The Region Of £424,950**

**Property Images**





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## Property Images



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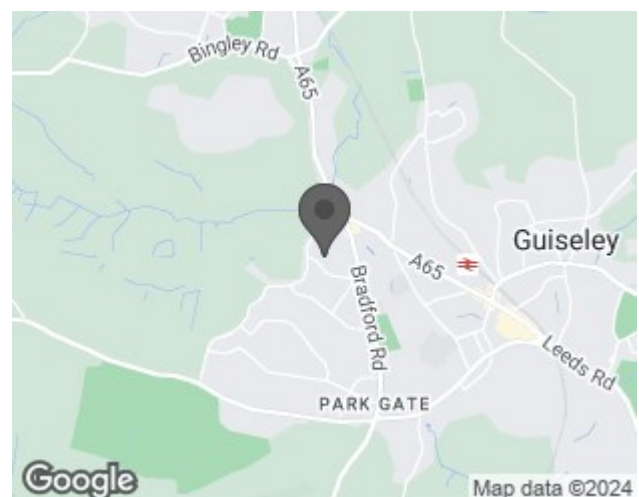
GROSS INTERNAL AREA  
FLOOR 1: 62 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
TOTAL: 101 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## 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	

## Map



## Details

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

## Summary

Welcome to this charming three-bedroom extended home, nestled within a peaceful cul de sac in the highly sought-after and prestigious Tranmere Park area of Guiseley. Properties in this exclusive neighborhood rarely come to the market, making this a unique opportunity for prospective buyers.

As you step inside, you are greeted by an inviting entrance porch leading into a spacious hallway. The ground floor features a comfortable lounge, perfect for relaxing with family and friends. The heart of the home is the generously sized dining kitchen, ideal for hosting gatherings and everyday meals. Adjacent to the kitchen, you'll find a convenient utility room and a dining room (currently used as a bedroom) with adjoining modern ground floor shower room/wet room.

Upstairs, the first floor accommodates three bedrooms. The primary bedroom boasts the added luxury of a small ensuite shower room.

Externally, the property showcases beautifully maintained gardens at both the front and rear. The rear garden benefits from a delightful southerly aspect, offering a sunny and tranquil outdoor space. A large garage adjoins the property, and the driveway provides ample off-street parking for several vehicles.

While the home is ready to move into, it also presents an exciting opportunity for further enhancement and extension, subject to planning permission. The property's prime location ensures easy access to local amenities, several highly regarded primary and secondary schools, and a convenient train station, making it an ideal choice for families and commuters alike.

This delightful home in Tranmere Park is a rare find, offering a blend of comfort, potential, and an enviable location. Don't miss your chance to make it your own.

## Features

- SOUGHT AFTER TRANMERE PARK LOCATION • STUNNING GARDENS • HEAVILY EXTENDED WITH SCOPE TO FURTHER EXTEND TO SIDE (STP) • CLOSE TO SCHOOLS • ADJOINING GARAGE • ENSUITE • CUL DE SAC POSITION • HUNTERS 360 TOUR • NO ONWARD CHAIN • UNEXPECTEDLY RE-OFFERED TO THE MARKET