

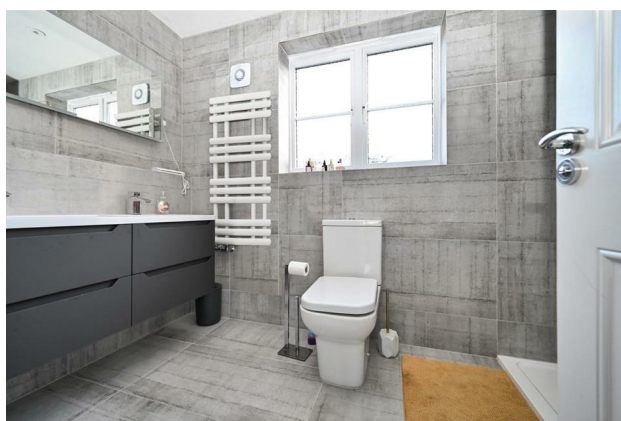
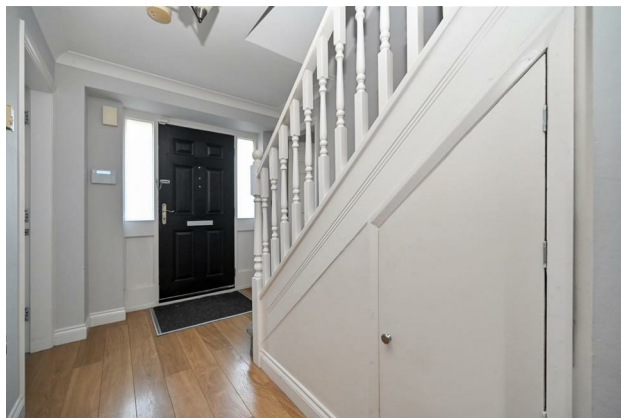
# HUNTERS®

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**4 Cairn Garth, Guiseley, Leeds, LS20 8QP**

**Offers In Excess Of £600,000**

**Property Images**





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## Property Images



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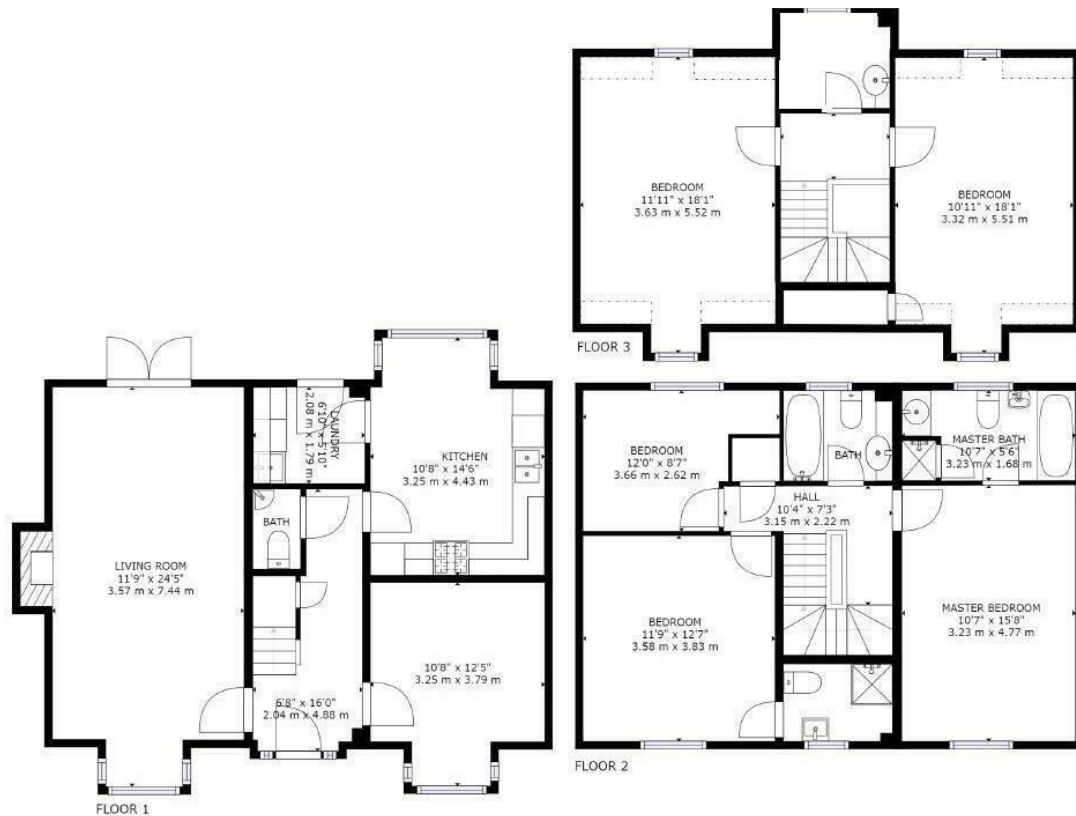
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## Property Images



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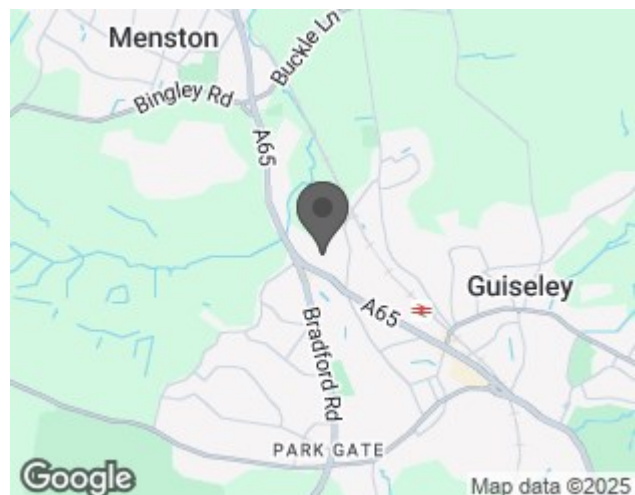
GROSS INTERNAL AREA  
 FLOOR 1: 709 sq ft, 66 m<sup>2</sup>; FLOOR 2: 643 sq ft, 60 m<sup>2</sup>  
 FLOOR 3: 464 sq ft, 43 m<sup>2</sup>; EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 45 sq ft, 4 m<sup>2</sup>  
 TOTAL: 1817 sq ft, 169 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	78	
(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		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 2 Tenure: Freehold



## Summary

Nestled within a desirable cul-de-sac in Guiseley, this impressive five-bedroom detached home offers modern design, generous living spaces, and a double garage. Perfectly positioned for families, the property enjoys proximity to excellent schools, convenient transport links, and an array of local amenities.

The ground floor welcomes you with an inviting entrance hallway, providing access to a guest WC, a versatile playroom or snug, and a bright dining kitchen complemented by a separate utility room. The spacious lounge and dining area, complete with patio doors, opens onto the rear garden, creating a seamless flow between indoor and outdoor living spaces.

Upstairs, the first floor accommodates three double bedrooms, two of which benefit from en-suite facilities, alongside a stylish house bathroom. The second floor offers two additional double bedrooms and a further bathroom, ensuring ample space for larger families or those needing room for guests or home offices.

Externally, the front of the property boasts a driveway with ample off-street parking leading to the double garage. The rear garden is thoughtfully designed with a lawn, patio, and a raised decked seating area featuring a Jacuzzi, offering the perfect setting for relaxation and entertaining.

Guiseley provides a wealth of amenities, including highly regarded schools, boutique shops, and retail parks featuring popular outlets such as Marks and Spencer Food Hall, Next, and Argos. Dining options abound with a variety of restaurants, wine bars, and leisure facilities, including the Nuffield Leisure Complex and Aireborough Sports Centre. For commuters, Guiseley railway station offers links to Leeds and Bradford, complemented by bus services and major road connections via the A65 and A658. Leeds Bradford Airport is also conveniently located just a short drive away, enhancing the property's appeal as an exceptional family home in a prime location.

## Features

- OVER THREE FLOORS • GOOD SIZED GARDEN AND DOUBLE GARAGE • CLOSE TO HIGHLY REGARDED SCHOOLS • TWO ENSUITES • CLOSE TO TRAIN STATION • CUL DE SAC POSITION • SCOPE TO EXTEND - SUBJECT TO CONSENT • EPC RATING = C • OFF-STREET PARKING FOR SEVERAL CARS • FIVE BEDROOM DETACHED FAMILY HOME