

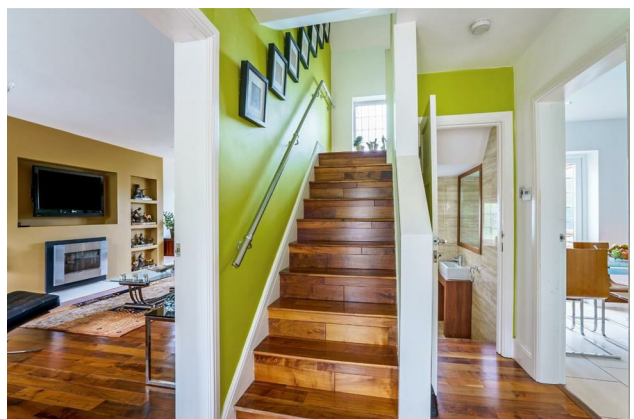
# HUNTERS®

HERE TO GET *you* THERE

**2 Hillway, Guiseley, Leeds, West Yorkshire, LS20 8HU**

**Fixed Asking Price £850,000**

**Property Images**

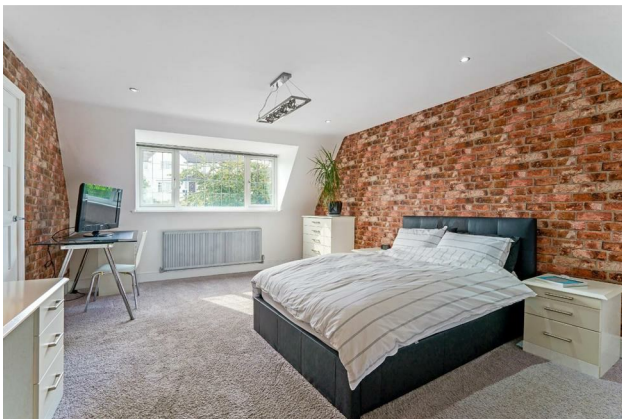




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## Property Images





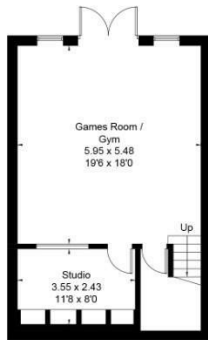
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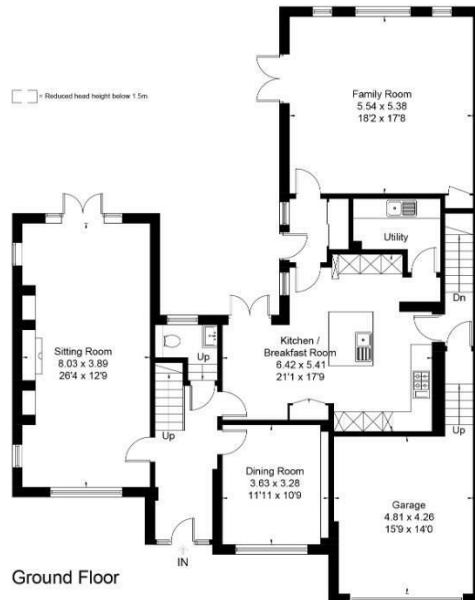
## Property Images



Approximate Area = 343.1 sq m / 3693 sq ft and Garage  
Including Limited Use Area (2.8 sq m / 30 sq ft)



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 324343

## 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 - Detached Beds: 5 Bathrooms: 5 Receptions: 4  
Tenure: Freehold



Nestled within the coveted Tranmere Park area, this stunning family home showcases a harmonious blend of classic charm and contemporary elegance. Thoughtfully extended, the property boasts a welcoming interior adorned with versatile living spaces, five generously sized bedrooms, each graced with its own ensuite, and picturesque gardens. With ample driveway parking and a convenient garage, this residence embodies the epitome of comfortable and sophisticated family living.

As you approach this desirable abode, its undeniable curb appeal captures your attention. Situated in an enviable position, the home welcomes you with a paved driveway bordered by lush, meticulously landscaped gardens. Secure access points on either side of the property ensure both privacy and convenience, while an integral garage adds an extra layer of functionality. The attention to detail is evident from the outset.

Spanning over 3000 square feet of interior living space, this property offers the ideal canvas for those seeking a premium family home. Its flexible layout caters to the needs of the modern executive family, providing room for work, play, and relaxation. The fixtures and fittings throughout the residence are of the utmost quality, culminating in a state-of-the-art fitted kitchen that promises culinary delight and serves as the heart of the home.

Tranmere Park, where this exceptional property is located, offers the perfect fusion of suburban tranquility and accessibility to urban amenities. Surrounded by verdant fields and farmland, you'll relish the idyllic surroundings while remaining just a stone's throw away from the vibrant heart of Guiseley. Here, you'll find a plethora of conveniences, local shops, and recreational facilities to enrich your daily life.

Families will appreciate the proximity to an array of esteemed schools catering to all age groups and academic levels. For commuters, the property offers easy access to the commercial hubs of Leeds and Bradford, both reachable by road. Alternatively, the well-connected Guiseley rail link provides a convenient route to Ilkley, Leeds, and Bradford, making daily commutes a breeze.

This stunning detached family home offers a symphony of modern living spaces, abundant bedrooms with ensuite facilities, captivating gardens, and ample parking within the peaceful and sought-after Tranmere Park area of Guiseley.

## Features

• SUBSTANTIAL FAMILY HOME • OVER THREE FLOORS • LARGE GARDENS TO REAR • SOUGHT AFTER TRANMERE PARK LOCATION • CLOSE TO HIGHLY REGARDED SCHOOLS AND TRAIN STATION • OVER 3000 SQUARE FEET • FIVE BEDROOMS AND FIVE ENSUITES • TWO LARGE RECEPTION ROOMS • INTEGRAL GARAGE