

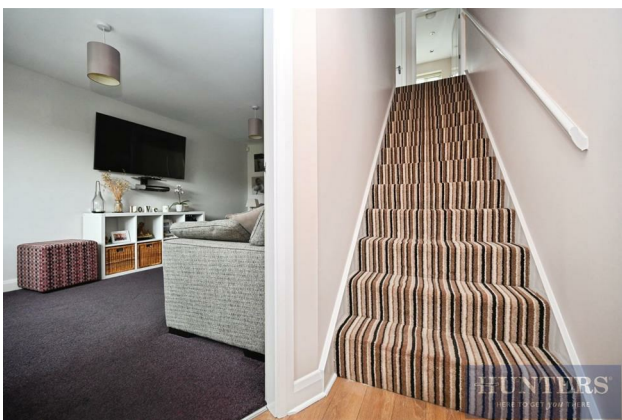
HUNTERS®

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6 Edison Way, Guiseley, Leeds, LS20 9PX

Asking Price £475,000

Property Images



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Property Images

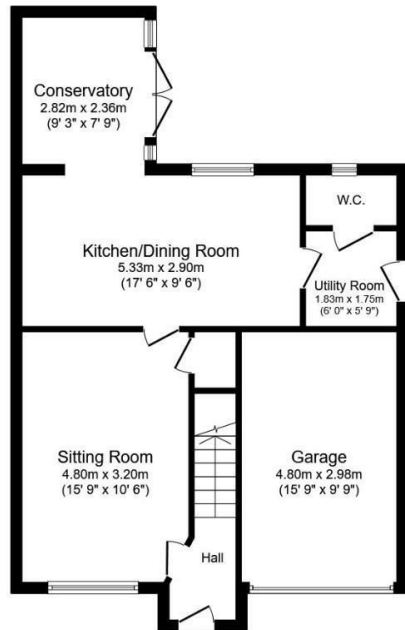


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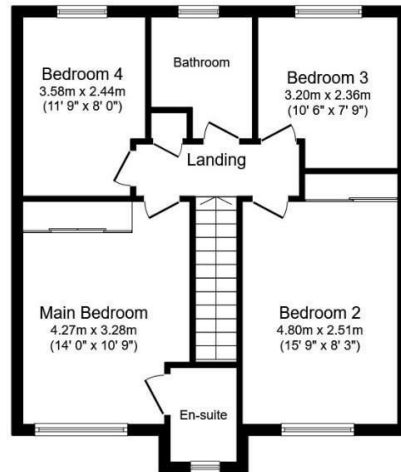
Property Images





Ground Floor

Floor area 64.1 sq.m. (690 sq.ft.)



First Floor

Floor area 56.9 sq.m. (613 sq.ft.)

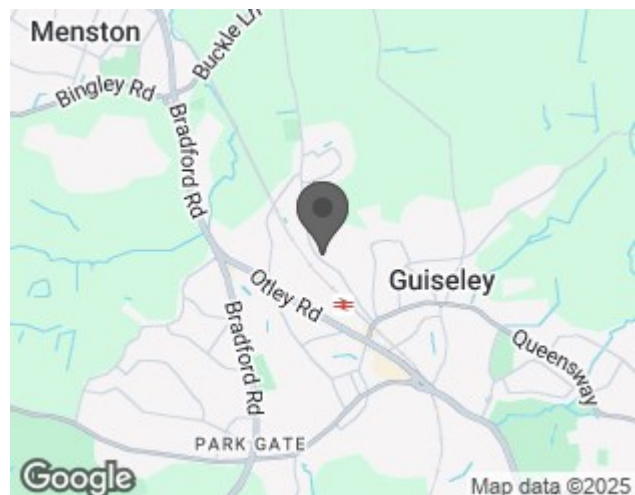
Total floor area: 121.0 sq.m. (1,302 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

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

Map



Details

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

Summary

An exceptional opportunity to acquire a beautifully presented four double bedroom detached family home, ideally positioned in an extremely sought-after cul-de-sac, overlooking the green and just a short distance from Guiseley's excellent amenities, schools, and transport links.

This impressive property offers a superb balance of space, style and practicality, making it a perfect choice for modern family living. Enjoying a South-facing garden, off-street parking and garage, the home is located in a peaceful setting yet remains incredibly convenient.

The ground floor comprises a welcoming entrance hall, spacious lounge with understairs storage, and a stylish open-plan dining kitchen fitted with integrated appliances. This flows seamlessly into an extended conservatory/playroom, providing access to the rear garden. There is also a separate utility room and a guest W.C. for added convenience.

To the first floor, the landing includes a useful storage cupboard and pull-down ladder access to a boarded loft. Four generously proportioned double bedrooms are found on this level, two of which benefit from built-in wardrobes. The master bedroom enjoys a modern en suite, while the house bathroom completes the accommodation.

Externally, the property offers a driveway providing ample off-street parking leading to the garage with light and power. The rear garden is fully enclosed, enjoying a sunny South-facing aspect with a lawn and patio area – ideal for entertaining or relaxing with the family.

Guiseley boasts a wide range of amenities including well-regarded schools, independent shops, supermarkets, restaurants, wine bars, and leisure facilities such as Nuffield Health and Aireborough Sports Centre. Excellent transport connections are available via Guiseley railway station, regular bus routes, the A65 and A658, and Leeds Bradford Airport is just a short drive away.

Features

- DETACHED FAMILY HOME • SOUGHT AFTER PARKINSON PARK LOCATION • CLOSE TO TRAIN STATION • NEARBY WALKS • CONSERVATORY EXTENSION TO REAR • INTEGRAL GARAGE WITH SCOPE FOR CONVERSION • ENCLOSED GARDEN WITH SUNNY ASPECT • OPEN OUTLOOK TO FRONT • CLOSE TO SCHOOLS • WELL PRESENTED