





39 NEW WAY

LEEDS, LS20 8JR

£510,000

FREEHOLD

A Spacious Three -Bedroom Family Home with a South-Facing Garden and Scope to Extend – Occupying a desirable position within the sought-after Tranmere Park development in Guiseley, this well-proportioned family home offers three bedrooms, versatile accommodation and exciting opportunities to further enhance the existing living space.

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• Sought-after Tranmere Park location • Substantial three-bedroom family home • Versatile accommodation arranged over two floors • Generous reception spaces for everyday living and entertaining • Inviting lounge featuring a log-burning stove • Sociable and practical breakfast kitchen • Private south-facing rear garden • Parking for multiple vehicles • Scope to extend, subject to the necessary planning permissions and consents • Convenient access to Guiseley's amenities, well-regarded schools and transport links





The property offers a well-balanced layout, ideally suited to modern family living, with generous reception space and a welcoming atmosphere throughout. The snug provides a cosy retreat. A separate dining room offers an ideal setting for family meals and entertaining, while the separate kitchen provides a practical space for everyday cooking.

The first floor comprises three bedrooms, offering comfortable accommodation for families, guests or those requiring additional space for home working. A family bathroom serves the bedrooms, while the three reception rooms provide flexibility for a variety of living arrangements.

To the rear, a private south-facing garden provides an attractive outdoor space, ideal for relaxing, gardening and enjoying the sunshine throughout the day. The property also offers scope for an extension, subject to the necessary planning permissions and consents, presenting an opportunity to further enhance the existing accommodation.

Combining generous proportions, three bedrooms, three reception rooms and a desirable Guiseley location, this is an appealing opportunity to acquire a versatile family home with plenty to offer.

REASONS TO BUY

• Sought-after Tranmere Park location
• Three-bedroom family home
• Three versatile reception rooms
• Cosy snug
• Separate dining room and kitchen
• Private south-facing rear garden
• Parking for multiple vehicles
• Scope to extend, subject to the necessary planning permissions and consents
• Well-proportioned accommodation throughout
• Convenient for local amenities, well-regarded schools and transport links

ENVIRONS

Guiseley is a highly regarded residential location, offering an appealing balance of open countryside, excellent local amenities and convenient transport connections. Popular with families, the area benefits from well-regarded schools, an established community and a varied selection of shops, cafés, restaurants and bars.

Guiseley town centre offers a range of independent retailers and everyday conveniences, while the surrounding Wharfedale countryside provides attractive walking routes and opportunities to enjoy the outdoors.

For commuters, Guiseley Railway Station provides regular services to Leeds, Bradford and Ilkley. The area

also benefits from convenient road connections to Leeds, Bradford and Harrogate, alongside access to the wider motorway network. Leeds Bradford Airport is also within easy reach.

With its combination of local amenities, established residential surroundings and access to the countryside, Guiseley remains one of the most desirable places to live in West Yorkshire.

SERVICES

We are advised that the property benefits from mains gas, mains water and mains drainage. Prospective purchasers should verify these details with their legal representative.

LOCAL AUTHORITY

Leeds City Council.

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion. This should be confirmed by the purchaser’s solicitor.

VIEWING ARRANGEMENTS

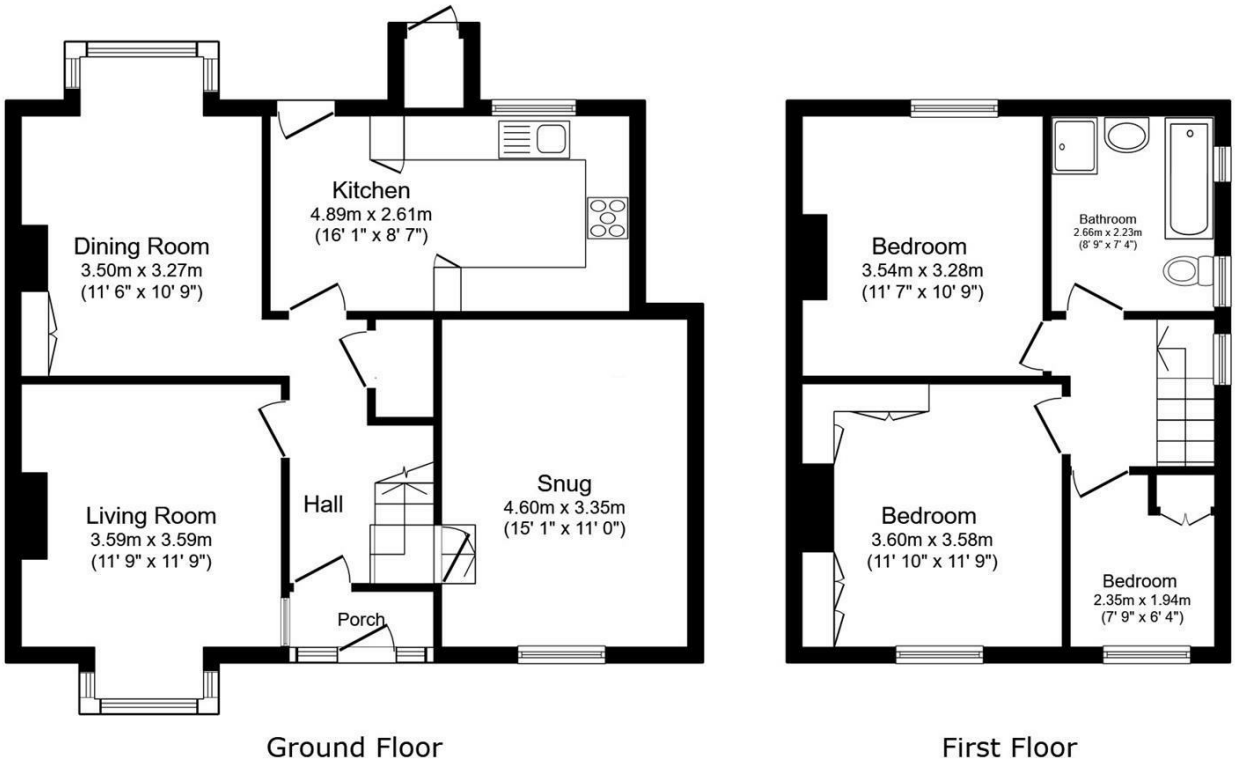
Strictly by appointment through the selling agent, Monroe Estate Agents.

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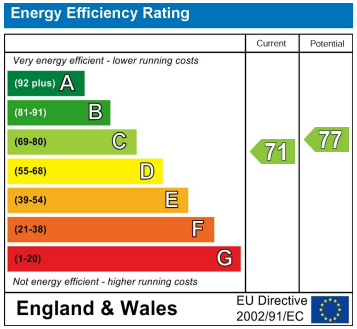




Total floor area: 109.0 sq.m. (1,173 sq.ft.)

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





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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