
HUNTERS®
HERE TO GET you THERE

Tesla Lane,
Leeds,
LS20 9DS

£550,000

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Nestled in the charming area of Parkinson Park, Guiseley, this exceptional detached house presents a rare opportunity for families seeking a spacious and inviting home. With four well-proportioned bedrooms and two modern bathrooms, this property is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a welcoming hallway that leads to a comfortable lounge on the left and a versatile playroom on the right, perfect for children or as a quiet retreat. The heart of the home is undoubtedly the impressive living kitchen diner, which spans the rear of the property. This stunning space is equipped with high-quality appliances, including an integral fridge freezer, dishwasher, double oven, and a wine cooler, making it ideal for both everyday living and entertaining guests.

The ground floor also features a convenient guest WC and a utility room, enhancing the practicality of the layout. Ascending to the first floor, you will find four bedrooms, with the master suite boasting an ensuite bathroom and fitted wardrobes, ensuring ample storage. The family bathroom serves the remaining bedrooms, providing comfort and convenience for all.

Outside, the property truly shines with its expansive plot. The private rear garden, which overlooks tranquil woodland, offers a serene escape for relaxation and outdoor activities. Additionally, the front of the house features a lawned area, complemented by two driveways and a garage, providing ample parking space.

Guiseley is well-equipped with a variety of local amenities, including highly regarded schools, an array of shops, and diverse dining options. For those commuting, excellent transport links are available, including a bus service and Guiseley railway station, which connects to Leeds and Bradford. With its blend of space, comfort, and convenience, this property is not to be missed.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

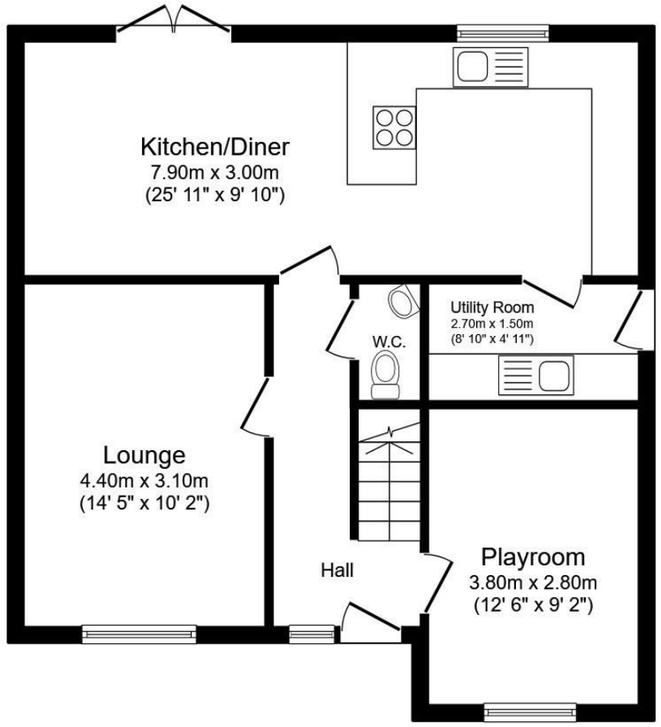
Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

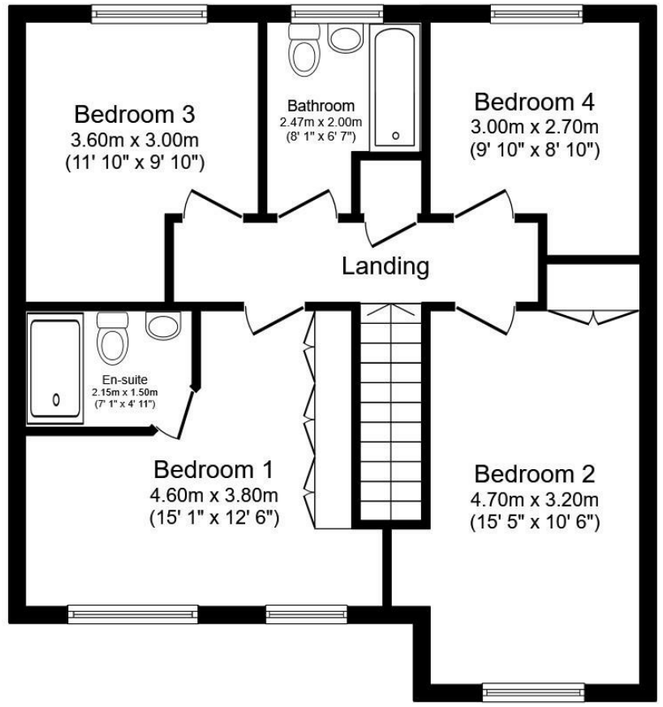
Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Tenure: Freehold
Council Tax Band: F



Ground Floor
Floor area 62.0 sq.m. (667 sq.ft.)

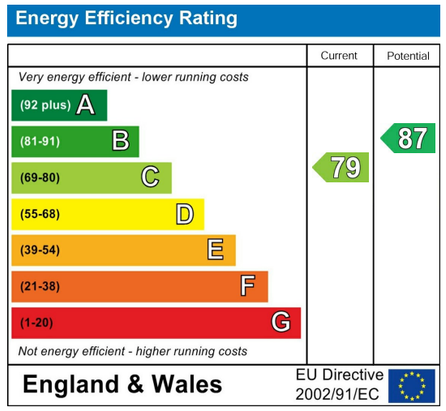


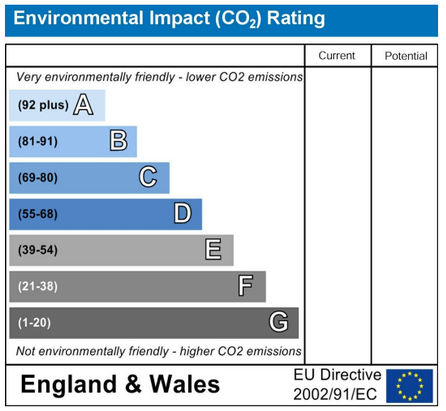
First Floor
Floor area 62.0 sq.m. (667 sq.ft.)

Total floor area: 123.9 sq.m. (1,334 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

- Rare opportunity, large plot
- Next to scenic woodland
- Spacious family home
- Modern kitchen with wow factor
- Master bedroom with ensuite
- Private rear garden
- Two drives and garage
- Close to top schools
- Near Guiseley station





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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