

Ornella's Estates

PROUDLY INDEPENDENT



Stiperstones Thorpe Lane, Leeds, LS20 8JH

Price £689,950

A substantial five-bedroom detached family home in the highly sought-after Tranmere Park area of Guiseley. Offering generous family accommodation, fabulous views and a fantastic private rear garden, Stiperstones is ideally located for excellent schools, countryside walks, local amenities and both Guiseley and Menston railway stations.

The property briefly comprises a spacious entrance hall, downstairs WC, large family lounge, dining room, conservatory, generous dining kitchen, utility room, boiler room and integral double garage. To the first floor are five bedrooms and a family bathroom.

Outside, there is ample driveway parking, a well-maintained front garden and a private, enclosed rear garden with patio, lawn, established trees and shrubbery — perfect for family life and entertaining.

Much loved and ready for its next chapter, this is a fantastic opportunity for a growing family to make their mark and create their dream home in a superb location. Priced to sell — viewing is strongly recommended.

INTRODUCTION

A Wonderful Family Home in a Highly Sought-After Tranmere Park Location

Priced to sell | Fabulous views | Five bedrooms | Generous family accommodation | Private rear garden | Double garage

Welcome to Stiperstones, a substantial detached family home occupying a desirable position on Thorp Lane, Tranmere Park, Guiseley. Much loved and enjoyed as a family home, this spacious property offers a fantastic opportunity for a growing family to create their own perfect home and begin an exciting new chapter.

Set within this prestigious and highly sought-after location, the property enjoys wonderful views, excellent access to the countryside and a superb choice of local amenities, schools and transport links. With generous accommodation arranged over two floors, a private child-friendly rear garden and an integral double garage, this is a home with space, flexibility and enormous potential.

As you approach Stiperstones, there is an immediate sense that this is a home designed around family life. A generous driveway provides ample off-street parking and leads to the integral double garage, complete with electric up-and-over doors, power and lighting.

Step through the front door and you are welcomed by a bright and spacious entrance hallway, with an abundance of natural light creating a lovely first impression. From here, the accommodation flows beautifully into the principal living spaces.

The large family lounge provides an ideal place to relax together, while the separate family dining room offers plenty of space for family meals and entertaining. A particularly appealing feature is the large conservatory, providing an additional versatile living space and a wonderful connection to the garden.

The heart of the home is the generous dining kitchen, offering plenty of room for family life and providing the perfect opportunity for a new owner to create their dream kitchen and dining space. There is also a useful utility room, boiler room and downstairs WC, adding to the practicality of the accommodation.

To the first floor are five bedrooms and the house bathroom, providing an abundance of space for a growing family, guests, a home office or hobbies. The flexibility of five bedrooms is a real advantage and offers plenty of scope for a new owner to tailor the accommodation to suit their individual needs.

Outside, the property continues to impress.

The front garden is well maintained, being predominantly laid to lawn with established flowers and shrubbery, creating an attractive approach to the home.

To the rear is a wonderfully private, enclosed and child-friendly garden, offering a fantastic setting for family life and outdoor entertaining. There is a generous patio seating area, lawn, established flowers, trees and shrubbery — an ideal space for summer barbecues, children's play, family gatherings or simply relaxing outdoors and enjoying the peaceful surroundings.

A fantastic location for family life

The location is one of Stiperstones' real highlights. The property is conveniently positioned for a fantastic selection of schools, nurseries, primary and secondary education, with Tranmere Park Primary School within walking distance. There is also excellent access to Guiseley Fieldhead and St Mary's Menston, which is also within easy walking distance.

For commuters and those wanting to explore further afield, there is a choice of Guiseley or Menston railway stations, while the surrounding area provides an excellent range of shops, amenities, restaurants and everyday conveniences.

For those who love the outdoors, the property is ideally placed for enjoying the beautiful surrounding countryside and local walking routes, with fabulous views adding to the sense of space and tranquillity.

The perfect opportunity to make it your own

Stiperstones is a home with space, character, an enviable location and huge potential. It has been a much-loved family home and is now ready for its next owners to bring their own ideas, style and personality.

Whether you're looking for more bedrooms, generous reception rooms, a large garden or simply somewhere your family can grow, this property offers an exciting opportunity to create a truly special home in one of the area's most desirable locations.

Priced to sell and ready for its next chapter, Stiperstones is a property that really needs to be seen to appreciate the space, setting and potential on offer.

Viewing is strongly recommended.

WHAT OUR VENDORS SAY

LOCATION

A Fantastic Location for Family Life

Thorpe Lane enjoys an enviable position within the highly regarded Tranmere Park area of Guiseley, perfectly placed for families wanting the best of both worlds — excellent everyday amenities on the doorstep, highly regarded schools and beautiful countryside all around. There is an excellent choice of education close by, including Tranmere Park Primary School, Guiseley Primary School, St Oswald's CofE Primary School, Menston Primary School, Guiseley School and St Mary's Menston, making this an exceptionally convenient location for family life.

For day-to-day shopping, residents are spoilt for choice with Aldi and Co-op close by, together with Morrisons in Guiseley, while the wider Guiseley area offers a fantastic range of independent shops, convenience stores and retail options. When it comes to eating out, there is something to suit every occasion, from local favourites such as Sancerre, Tuana and Siam Corner, to the ever-popular Wetherby Whaler, Thai restaurants, takeaways, cafés and a great selection of welcoming traditional pubs. For a relaxed drink or family meal, local favourites include The Red Lion, The New Inn and the White Cross Hotel.

Outdoor enthusiasts are particularly well catered for, with beautiful countryside and a wealth of country walks right on the doorstep. The nearby open countryside provides endless opportunities for walking, dog walking and exploring, while Parkinson Park, Nunroyd Park and Chevin Forest Park provide wonderful spaces for enjoying the outdoors. The spectacular Chevin, overlooking Wharfedale, is especially appealing for those who love woodland walks, panoramic views and getting out into nature.

The location also offers excellent connectivity, with Guiseley railway station and Menston railway station both readily accessible, making commuting and travelling further afield straightforward. The neighbouring village of Menston is just moments away, while the charming market town of Otley and the beautiful spa town of Ilkley are both within easy reach, offering an even wider choice of independent shops, restaurants, cafés, pubs and leisure opportunities. Beyond Ilkley lies the stunning Wharfedale countryside and Yorkshire Dales, making this a truly wonderful base for family life.

In short, Thorp Lane offers that increasingly sought-after combination of convenience, community, countryside and connectivity — a superb setting for a family home and an enviable place to put down roots.

HOW TO FIND THE PROPERTY

SAT NAV LS20 8JH

APPROACH

As you approach this much loved family home, you immediately imagine bringing up your own family here.

ACCOMMODATION

ENTRANCE PORCH

Comprising Upvc double glazed door to the front elevation. Tiled flooring. Glass panelled door leading to:

ENTRANCE HALLWAY

Offering an abundance of natural light, this lovely welcoming hallway comprises stairs to first floor. Radiator. Light coming in from the large windows on the landing. Doors leading to:

DOWNSTAIRS W.C. 4'10" x 5'5" (1.493 x 1.653)

Always useful to have. Comprising Upvc double glazed window to the front elevation. Vanity unit with built in wash hand basin. Low level w.c. Radiator. Part tiled walls. Tiled flooring.

LARGE FAMILY LOUNGE 21'4" x 13'6" (6.523 x 4.116)

Wow what a room. Again offering an abundance of natural light this large and spacious lounge is ideal for when all the family want to watch a movie without feeling that there is not enough space. Comprising Upvc double glazed windows to the front and side elevations. Gas fire with solid marble surround, back, base and mantelpiece. Three double radiators. TV point.

FAMILY DINING ROOM 11'0" x 11'11" (3.375 x 3.644)

Great for entertaining family and friends with those special Christmas and Sunday dinners, this room is perfect. Comprising French doors leading into a large conservatory. Coving to ceiling. Double radiator.

LARGE CONSERVATORY 23'4" x 9'0" (7.126 x 2.754)

This lovely home continues to impress. This large family conservatory is the ideal place when you want a little peace and quiet, or can be used as the childrens playroom without having to have all their toys in the lounge. Comprising Upvc double glazed windows and doors leading into the garden. French doors leading into the garden. Two double radiators.

FAMILY DINING KITCHEN 16'11" c 10'5" (5.179 c 3.181)

Many good meals have been cooked in this lovely kitchen. No need to venture into the family dining room. Comprising Upvc double glazed windows to the front elevation. Upvc double glazed door to the rear elevation. A wide range of wall and base units

with laminate worktops over. Point for cooker with extractor fan over. Stainless steel sink one and a half bowl single drainer. Points for dishwasher and fridge freezer.

REAR ENTRANCE HALLWAY 6'5" x 5'9" (1.970 x 1.759)

Comprising Upvc double glazed door and window to the rear elevation leading into the garden. Tiled flooring. Doors leading to:

BOILER ROOM 8' x 3'7" (2.44m x 1.09m)

The equipment in here relates to the "Air Source Hot Water System".

UTILITY ROOM 6'0" x 8'4" (1.853 x 2.558)

Comprising shower cubicle, great to wash the dog down after a walk. Belfast sink. Wall unit. Points for washing machine and dryer. Upvc double glazed to rear.

INTEGRAL DOUBLE GARAGE

Comprising electric up and over door, power and light. Window to the side elevation. Solar Panel equipment. Great for cars or maybe a gym.

FIRST FLOOR

LANDING AREA

Offering an abundance of natural light which comes from the large feature window to the front elevation. There is another smaller window to the front elevation. Single radiator. Access to loft. Single radiator. Doors leading to:

HOUSE BATHROOM 9'1" x 7'5" (2.786 x 2.265)

A fabulous size house bathroom comprising Upvc double glazed window to the side elevation. Low level w.c. Wash hand basin. Bath with electric shower over. Shaver socket. Heated towel rail. Part tiled walls. Wood flooring. Storage cupboard. Inset lights.

BEDROOM.1. 13'6" x 11'11" (4.119 x 3.643)

A fabulous double bedroom comprising Upvc double glazed windows to the rear elevation boasting lovely views. Wood flooring. Single radiator.

BEDROOM.2. 12'1" x 10'11" (3.687 x 3.341)

Another fabulous double bedroom comprising Upvc double glazed windows to the rear elevation boasting lovely views. Single radiator. Dado rail. Wood flooring

BEDROOM.3. 10'5" x 9'11" (3.195 x 3.024)

Another double bedroom comprising Upvc double glazed window to the rear elevation boasting lovely views. Wood flooring. Single radiator. Dado rial.

BEDROOM.4. 10'4" x 7'0" (3.156 x 2.148)

A great single. Comprising Upvc double glazed window to the front elevation. boasting lovely views. Single radiator. Wood flooring.

BEDROOM.5./OFFICE 7'7" x 5'0" (2.316 x 1.530)

This room can be used as a child's bedroom or office. Comprising Upvc double glazed window to the front elevation.

OUTSIDE

DRIVEWAY/DOUBLE GARAGE

A generous driveway provides ample off-street parking and leads to the integral double garage, complete with electric up-and-over doors, power and lighting.

FRONT GARDEN

The front garden is well maintained, being predominantly laid to lawn with established flowers and shrubbery, creating an attractive approach to the home.

PRIVATELY ENCLOSED CHILD FRIENDLY GARDEN

To the rear is a wonderfully private, enclosed and child-friendly garden, offering a fantastic setting for family life and outdoor entertaining. There is a generous patio seating area, lawn, established flowers, trees and shrubbery — an ideal space for summer barbecues, children's play, family gatherings or simply relaxing outdoors and enjoying the peaceful surroundings.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

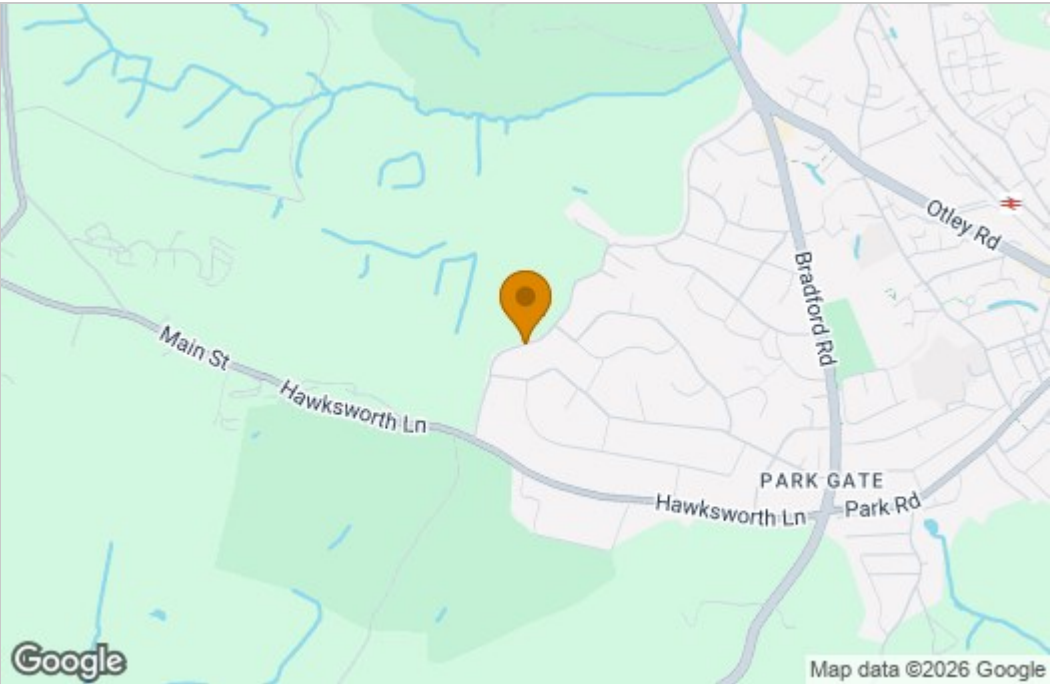
SOLAR PANELS

INFORMATION TO FOLLOW

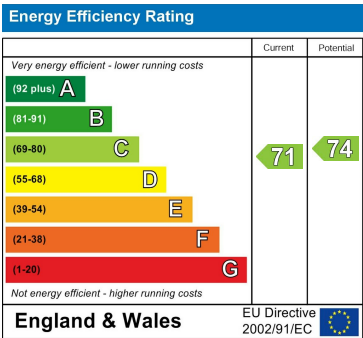
Floor Plan



Area Map



Energy Efficiency Graph



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