

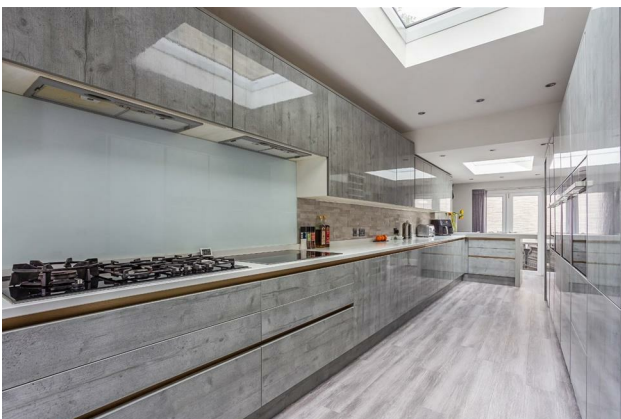
# HUNTERS®

HERE TO GET *you* THERE

**25 Rufford Avenue, Yeadon, Leeds, Yorkshire, LS19 7QR**

**Offers In Excess Of £975,000**

**Property Images**

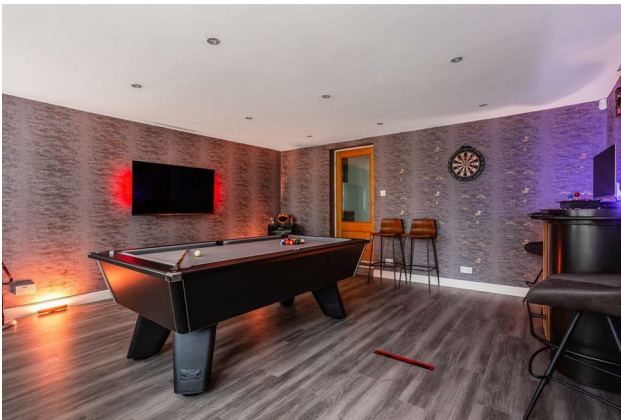




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## Property Images





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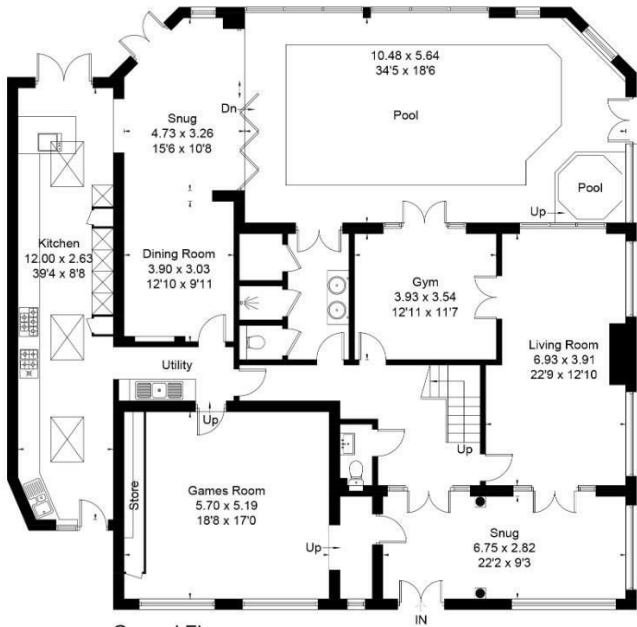
## Property Images



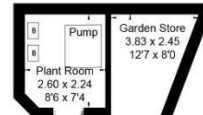
# HUNTERS®

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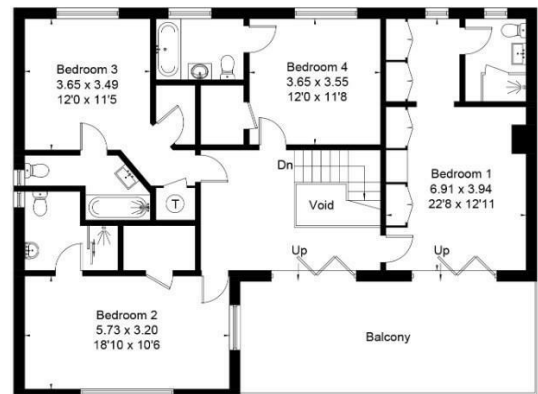
Approximate Area = 376.4 sq m / 4051 sq ft  
 Outbuilding = 13.0 sq m / 140 sq ft  
 Total = 389.4 sq m / 4191 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



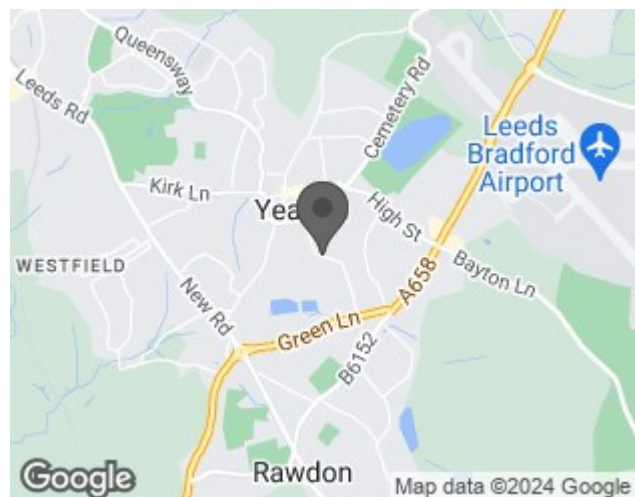
First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 324173

## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 78        |
| (69-80) C                                   |  | 64                      |           |
| (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: 4 Receptions: 3  
 Tenure: Freehold

Discover the epitome of luxury living in this exquisite detached family home, nestled in a highly sought-after area that boasts breathtaking views of its surroundings. To truly grasp the sheer grandeur and scale of this stunning property, it is an absolute must-see. This cherished family home has been adorned with the finest materials and craftsmanship, ensuring that every aspect exudes elegance and sophistication.

The journey through this remarkable home begins in the grand reception hallway, setting the tone for the opulence that awaits you. As you explore further, you'll find a spacious and welcoming hallway, a convenient downstairs WC, a formal family dining room that is ideal for hosting special gatherings, and an exceptionally spacious formal family lounge that offers a haven of comfort and style. The inclusion of a snooker/bar-room adds an element of entertainment, while the indoor swimming pool and adjacent jacuzzi pool with changing rooms, shower, and a separate WC provide the ultimate in relaxation and leisure. An additional family reception room and dining area, along with a utility room and a bespoke fitted modern kitchen featuring four ovens and three hobs, cater to every aspect of your family's lifestyle.

Ascending to the first floor, a stunning landing area awaits, adorned with double doors that open onto a balcony, allowing you to immerse yourself in the mesmerizing views. The five generously proportioned double bedrooms, each equipped with its own en-suite bathroom, ensure that every member of the household enjoys their own private sanctuary. The master bedroom further boasts a dressing room, adding a touch of luxury, and its own en-suite bathroom, with double doors leading to a balcony that offers a tranquil escape.

Outside, an electronic gate grants access to the front of the property, where you'll find paved and tarmacked areas that provide ample parking for your convenience.

## Features

• THE EPITOME OF MODERN LIVING • GRAND AND SUBSTANTIAL FAMILY HOME • INDOOR SWIMMING POOL • REMOTE CONTROLLED GATED DRIVEWAY • SOUGHT AFTER RUFFORD LOCATION • CLOSE TO HIGHLY REGARDED SCHOOLS, AMENITIES AND A TRAIN STATION • SUPERBLY PRESENTED AND HIGH QUALITY FIXTURES AND FITTINGS • GENEROUS MASTER SUITE • THE PERFECT FAMILY HOME • EPC RATING = D