

# HUNTERS®

HERE TO GET *you* THERE

**15 Ridgeway, Guiseley, Leeds, LS20 8JA**

**Asking Price £825,000**

Property Images





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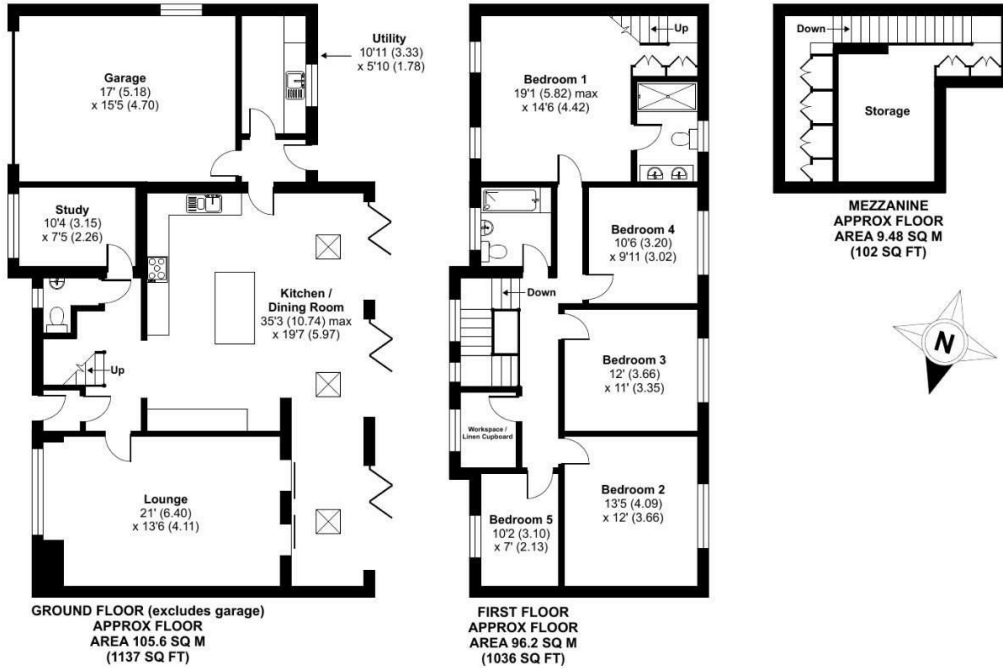
## Ridgeway, Guiseley, Leeds, LS20

Approximate Area = 2275 sq ft / 211.4 sq m (includes mezzanine)

Garage = 293 sq ft / 27.2 sq m

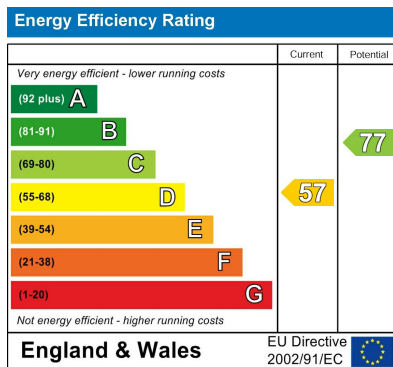
Total = 2568 sq ft / 238.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2023. Produced for Hunters Property Group. REF: 941134

### EPC



### Map



### Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Hunters Exclusive Homes have been selected to market this significant and high specification home located within the prestigious and sought after Tranmere Park area of Guiseley. With an open plan living kitchen leading out onto landscaped gardens and a master suite with galleried dressing area this impressive home is sure to appeal.

Accommodation briefly consists of an entrance hallway, a spacious lounge, study, utility room, integral double garage, a very large lounge and the open plan living kitchen - with central island and extending to over ten meters with bi folding doors opening onto the south facing garden this room is full of natural light and the epitome of modern living. One of the best we've seen the master suite is over two levels with a unique galleried dressing area and ensuite shower room. There are three other large double bedrooms, a good sized fifth bedroom, a walk in closet and the main house bathroom.

Externally there is a lawned garden to the front and driveway allowing for off-street parking for several cars. The rear garden has a decked terrace which spans the rear of the house. This leads onto a lawned garden with planted borders which are well stocked with shrubs and plants. Hedged boundaries provide a very high degree of privacy.

Located on Tranmere Park the property is just a short walk from the primary school as well as nearby St Mary's, there are a wide range of amenities, picturesque walks and a train station.

ARE YOU INTERESTED IN THIS HOUSE BUT HAVE A PROPERTY TO SELL?? CALL US TODAY FOR A FREE, FRIENDLY, NO OBLIGATION VALUATION OF YOUR HOME.

## Features

- EXECUTIVE STYLE FAMILY HOME • OPEN PLAN LIVING KITCHEN • GARDEN WITH SOUTHERLY ASPECT • TRANMERE PARK LOCATION • HIGH SPECIFICATION • SUPERB MASTER SUITE • INTEGRAL DOUBLE GARAGE • SUBSTANTIALLY EXTENDED • GUEST WC AND UTILITY ROOM • EPC RATING = D