

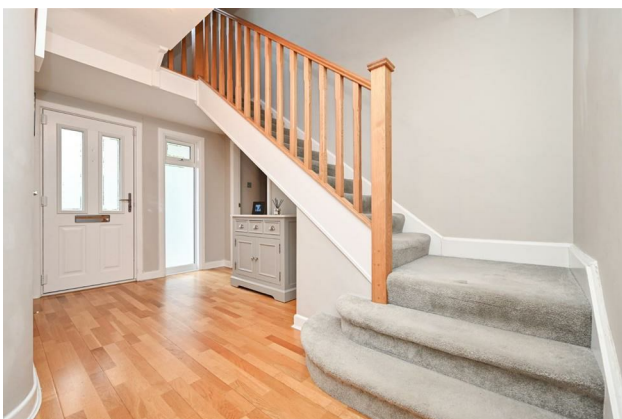
# HUNTERS®

## EXCLUSIVE

**16 Ridge Close, Guiseley, Leeds, West Yorkshire, LS20 8JJ**

**Offers In Excess Of £995,000**

**Property Images**





# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images





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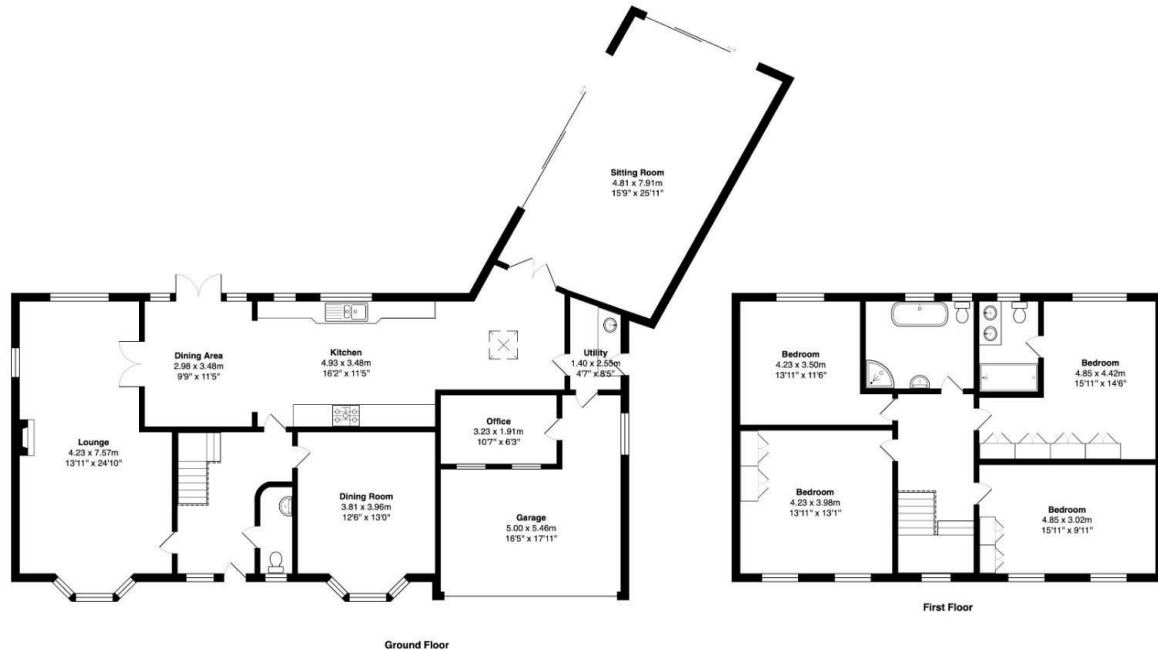
## EXCLUSIVE

### Property Images



# HUNTERS®

## EXCLUSIVE



Total Area: 254.7 m<sup>2</sup> ... 2742 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>71</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 4  
Tenure: Freehold

Nestled within expansive grounds, this exceptional property features a beautifully presented block-paved driveway at the front, providing ample off-street parking for multiple vehicles. The rear of the property boasts an extensive garden that offers a blend of practicality and tranquillity. A generous patio extends across the width of the house, providing an ideal space for outdoor dining or entertaining, and leads to a sprawling lawn surrounded by mature hedged boundaries. These well-maintained hedges ensure a sense of seclusion, making the garden a perfect retreat for relaxation and recreation.

Situated in a highly sought-after location, the property benefits from proximity to excellent educational facilities, including Tranmere Park Primary and St. Mary's Catholic High School in Menston. Convenient transport links are also within easy reach, with a nearby train station offering regular services and Leeds Bradford Airport just a short drive away. The area is well-served by an array of local amenities, including shops, restaurants, and leisure facilities, making it a practical and appealing choice for families and professionals alike.

The home itself offers an impressive 2460 square feet of living space arranged across two thoughtfully designed floors. The modern, 39 foot kitchen is a true highlight, featuring sleek cabinetry, state-of-the-art appliances, and an elegant design that seamlessly integrates with a dedicated dining area. This layout promotes a sociable and open-plan environment, ideal for both everyday living and hosting gatherings.

Multiple living rooms on this floor provide versatile spaces that cater to a range of needs, from formal entertaining to cosy family nights. Each room has been designed to maximise natural light, with large windows creating a bright and inviting atmosphere. The impressive rear living room with dual bi-folding doors, vaulted ceiling, underfloor heating and log burner is an exceptional space, unmatched in the locality. The high-quality finishes throughout the ground floor include porcelainised tile flooring in common areas, lending a contemporary yet timeless aesthetic. Additional spaces, such as a utility room and a dedicated laundry area equipped with modern appliances, add to the practicality of the home.

The upper floor is equally impressive, offering a well-planned layout that prioritises comfort and privacy. This level includes four spacious bedrooms, each thoughtfully designed with relaxation in mind. The primary suite is particularly noteworthy, offering generous proportions that provide a sense of luxury and retreat. The remaining bedrooms are similarly well-appointed, making the property suitable for growing families or accommodating guests.

Two bathrooms serve the upper floor, all finished to an exceptional standard with modern fixtures and fittings. Among these is a standout bathroom featuring a walk-in shower with stunning porcelain and marble-like tiling and, underfloor heating combining functionality with a touch of opulence. Plush carpeting in the bedrooms enhances the comfort, while built-in storage solutions ensure that practicality is never compromised.

Throughout the home, attention to detail is evident, with stylish light fixtures and carefully chosen materials contributing to its overall appeal. The thoughtful layout allows for a harmonious flow between spaces, while the abundant natural light creates a warm and welcoming ambiance.

This property represents a perfect blend of style, comfort, and convenience. Its extensive grounds and substantial internal living space make it a rare find in the Leeds area, offering everything required for contemporary family living. Whether enjoying the peaceful garden, entertaining guests in the sophisticated kitchen-diner, or relaxing in one of the inviting living rooms, this home provides a lifestyle that is both elegant and functional. With its outstanding location close to highly regarded schools, excellent transport links, and local amenities, it is ideally positioned to meet the needs of modern living while offering the tranquility of a private and spacious setting.

## Features

• SUBSTANTIAL FAMILY HOME • OPEN PLAN LIVING  
KITCHEN • HIGH SPECIFICATION • EXTENSIVE  
GARDENS • UTILITY ROOM AND INTEGRAL DOUBLE  
GARAGE • SCOPE TO EXTEND OVER GARAGE - STP • CUL DE SAC  
POSITION WITHIN PRESTIGIOUS ESTATE • CLOSE TO SCHOOLS,  
AMENITIES AND TRAIN STATION • HUNTERS 360 TOUR