

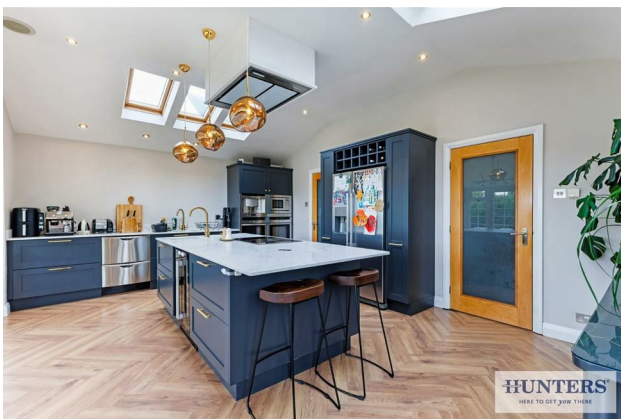
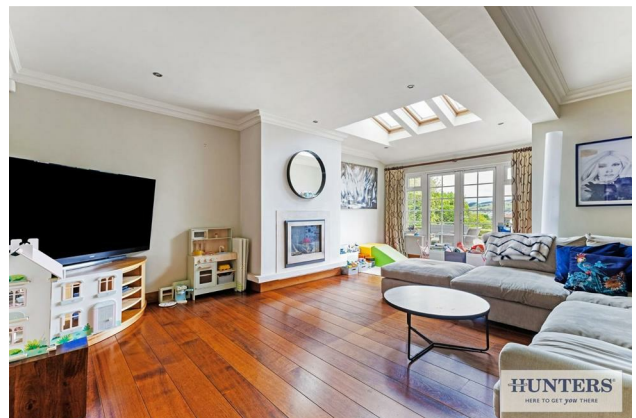
HUNTERS®

EXCLUSIVE

22 Ridgeway, Guiseley, Leeds, LS20 8JA

Asking Price £950,000

Property Images



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Property Images



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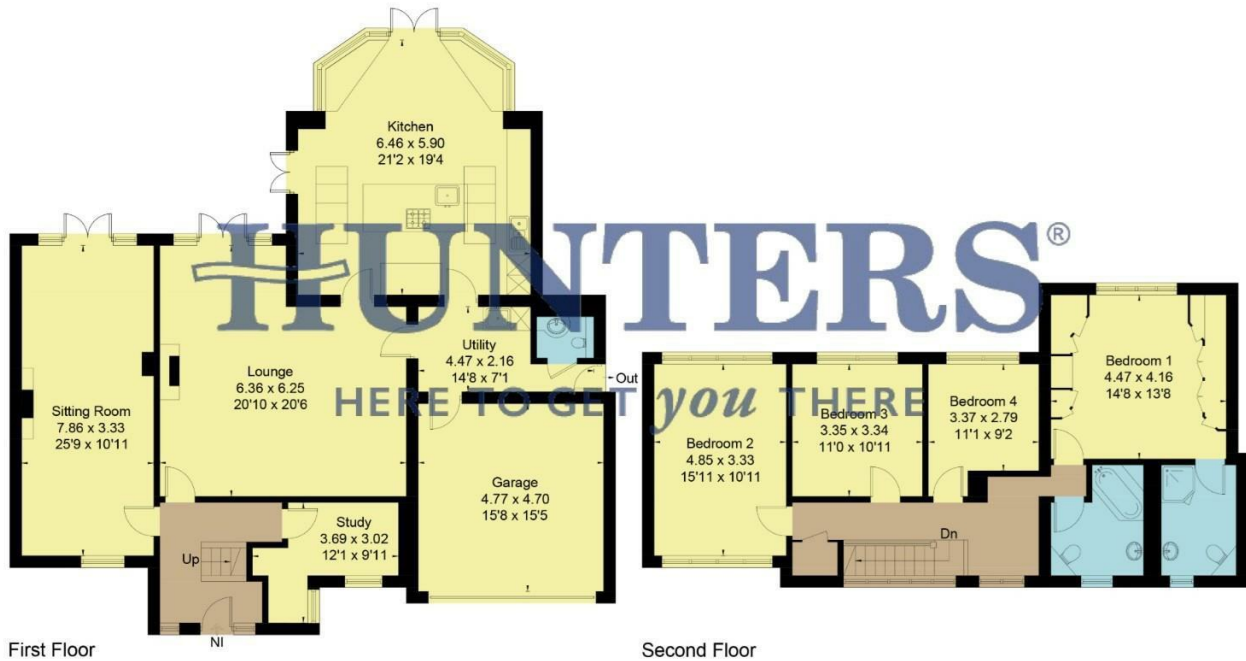
Property Images



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Approximate Floor Area = 235.6 sq m / 2536 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95745

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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: 2 Receptions: 2
Tenure: Freehold

Situated in the highly desirable and prestigious Tranmere Park area of Guiseley, this impressive detached residence offers a superb opportunity for families seeking space, comfort and stunning surroundings. Enjoying an enviable position with open views to the rear and a particularly generous garden, the property presents an ideal blend of flexible living accommodation and future potential.

The ground floor welcomes you with a spacious entrance hallway, setting the tone for the well-proportioned rooms that follow. To the front of the property is a private study – perfect for home working – while the dual-aspect sitting room enjoys plenty of natural light and features French doors that open out onto the rear garden. A further lounge offers an additional comfortable reception space, ideal for relaxing or entertaining.

At the heart of the home lies the open-plan living kitchen – a bright and sociable space complete with a central island, integrated appliances and expansive windows that take full advantage of the garden views. This area is well suited for family life and everyday dining. Also on the ground floor is a separate utility room, a guest WC, and access to the integral double garage, offering excellent storage and practicality.

Upstairs, the first floor accommodates four generous double bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. With a spacious loft above, there is scope to convert or extend, as many neighbouring properties have done, subject to the necessary permissions.

Set on a substantial plot, the home is approached via a driveway offering ample off-street parking and a lawned front garden. To the rear, the property truly shines, with a large, well-maintained lawn bordered by mature planting and a patio area ideal for outdoor dining and relaxation. The open outlook provides a wonderful sense of space and privacy.

Ideally located, the property is within easy reach of Guiseley's range of shops, cafes and amenities, while well-regarded schools such as Tranmere Park Primary and St Mary's Catholic Primary are nearby. The local train station offers excellent commuter links to Leeds, Bradford and beyond.

This is a rare opportunity to purchase a substantial family home in one of Guiseley's most sought-after locations, with plenty of potential to make it your own. Early viewing is highly recommended.

Features

• DETACHED FAMILY HOME • SOUGHT AFTER TRANMERE PARK AREA OF GUISELEY • LARGE GARDENS • OPEN VIEWS TO REAR • CLOSE TO SCHOOLS AND TRAIN STATION • HIGH SPECIFICATION • MASTER SUITE • UTILITY AND GUEST WC • OPEN PLAN LIVING SPACES