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12 Ridge Close, Guiseley, Leeds, LS20 8JJ

Asking Price £725,000

Property Images



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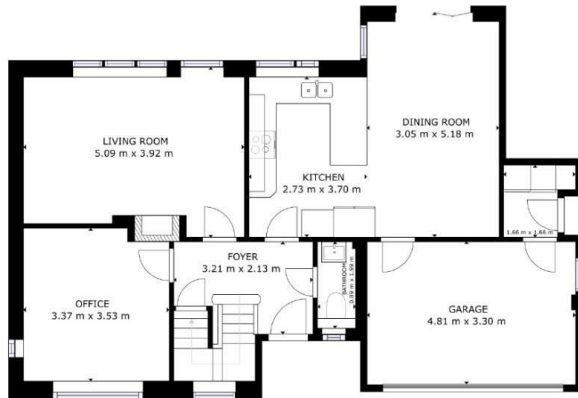
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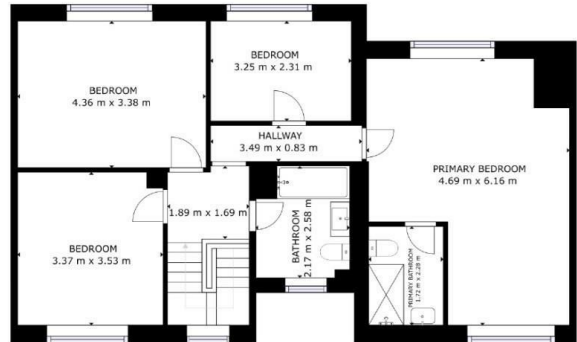


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 75.32 m², FLOOR 2: 88.37 m²
EXCLUDED AREAS: GARAGE: 15.89 m²
TOTAL: 163.69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	75	
(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: 3 Receptions: 3
Tenure: Freehold

This beautifully presented four-bedroom detached property is situated in one of Guiseley's most sought-after residential locations, within the highly regarded Tranmere Park area. Tucked away in a peaceful cul-de-sac, the home has been thoughtfully extended and updated in recent years, offering spacious and versatile accommodation ideal for modern family living.

On entering, a bright hallway with wood flooring leads to a guest cloakroom/WC and a family room, perfect as a study or snug. The main lounge is generously proportioned, featuring a contemporary living flame gas fire. At the heart of the home lies a stunning dining kitchen, fitted with high-quality units and a range of integrated appliances including an induction hob. Bi-fold doors open onto the rear patio, creating an excellent flow between indoor and outdoor entertaining spaces.

Upstairs, the master suite is a particular highlight, offering dual aspect windows, modern fitted wardrobes and a luxurious en-suite shower room. There are three further well-sized bedrooms, all tastefully decorated, and a contemporary house bathroom.

Externally, the property is complemented by attractive gardens. To the rear, the garden is fully enclosed, featuring a seating area, mature shrubs and trees, making it a safe and appealing space for both relaxation and family activities. The front garden is mainly laid to lawn, with a double-width driveway providing ample off-road parking and access to a storage garage.

The location is hard to beat. Ridge Close enjoys a prime position on Tranmere Park, one of Guiseley's most desirable addresses. Families are particularly drawn to the area thanks to the excellent local schools, including the outstanding Tranmere Park Primary School, which is only a short walk away. Guiseley itself offers a wide range of amenities, from supermarkets and independent shops to pubs, cafés and leisure facilities. For commuters, Guiseley railway station provides direct links into Leeds, Bradford and Ilkley, while the nearby A65 and A6038 ensure excellent road connections. Leeds Bradford Airport is also just a short drive away, making this a highly convenient base for both work and travel.

In summary, this is a superb opportunity to acquire a spacious, stylishly updated family home in a first-class location. Viewing is highly recommended to fully appreciate the quality and space on offer.

A beautifully presented four-bedroom detached home, set in a peaceful cul-de-sac within the highly sought-after Tranmere Park area of Guiseley. Offering spacious and versatile accommodation, the property features a welcoming hall with guest cloakroom, family room, elegant lounge with contemporary fire, and a stunning fitted dining kitchen with induction hob and integrated appliances and bi-fold doors to the garden. Upstairs, the master suite boasts modern wardrobes and a luxury en-suite, with three further bedrooms and a stylish house bathroom. Outside, there are enclosed rear gardens, a lawned front, driveway and storage garage. Close to excellent schools, amenities and transport links.

Features

• DETACHED FAMILY HOME • SOUGHT AFTER TRANMERE PARK • OPEN PLAN DINING KITCHEN • PART COVERED INTEGRAL GARAGE • UTILITY AND GUEST WC • HUNTERS 360 TOUR • SUPERB MASTER SUITE • CLOSE TO SCHOOLS AND TRAIN STATION • CUL DE SAC POSITION • THREE RECEPTION ROOMS