

# HUNTERS®

HERE TO GET *you* THERE

21 Ridgeway, Guiseley, Leeds, West Yorkshire, LS20 8JA

Offers Over £750,000

Property Images



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## Property Images



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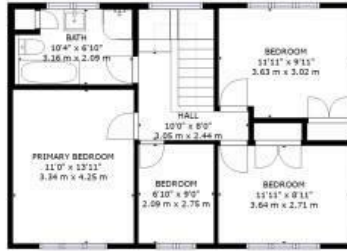
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## Property Images



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FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 757 sq. ft, 70 m<sup>2</sup>, FLOOR 2: 653 sq. ft, 61 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 264 sq. ft, 25 m<sup>2</sup>  
 PORCH: 161 sq. ft, 15 m<sup>2</sup>  
 TOTAL: 1410 sq. ft, 131 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>61</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3  
 Tenure: Freehold

Nestled in the highly desirable Tranmere Park Estate in Guiseley, Leeds, this charming detached family home presents an exceptional opportunity for those seeking a spacious and versatile living environment. With its double fronted design, the property boasts three generous reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming hallway that leads to a cloakroom and guest WC. The dual aspect lounge is bathed in natural light, creating a warm and inviting atmosphere. The formal dining room is perfect for hosting family gatherings, while the well-appointed kitchen and utility room offer practicality for everyday living. Additionally, the double integral garage provides convenient parking and storage options.

The first floor accommodates four well-proportioned bedrooms, ensuring comfort for the entire family. A family bathroom completes this level, offering essential amenities.

Externally, the property features an impressive in/out driveway that can accommodate up to six vehicles, alongside a beautifully maintained lawned garden with planted areas at the front. The substantial rear garden, primarily laid to lawn, is a true highlight, offering a private sanctuary with hedged boundaries that enhance the sense of seclusion.

This home is ideally situated within close proximity to several highly regarded primary and secondary schools, a variety of local amenities, and a train station, making it a perfect choice for families. With significant potential to extend and develop, this property is poised to become your forever home in a sought-after location.

## Features

- LARGE GARDEN WITH SOUTHERLY ASPECT • SOUGHT AFTER TRANMERE PARK LOCATION • SCOPE TO EXTEND • NO ONWARD CHAIN • MUCH LOVED FAMILY HOME • INTEGRAL DOUBLE GARAGE • CLOSE TO SCHOOLS AND TRAIN STATION • EPC RATING = D