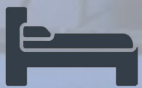


# HARDISTY PRESTIGE

**Ridgeway**

Guiseley



5



2



3

£895,000  
Guide Price

[hardistyandco.com](http://hardistyandco.com)

0113 4874526



# Ridgeway

Guiselley

This FIVE BEDROOM, EXECUTIVE STYLE DETACHED RESIDENCE commands its place well within A SUPERB SIZED CORNER PLOT, offering private well tended gardens, driveway and garage. Situated on desirable Tranmere Park, close to amenities, schools, the train station and just a short drive from Leeds Bradford International Airport, with delightful countryside on your doorstep too, ideal for those weekend walks. This prestigious family home offers extensive accommodation, with 'high spec' and luxurious additions as standard throughout and briefly comprising: Entrance hall, guest cloaks/WC, a fabulous wrap around formal lounge, living/dining kitchen forming the hub where family and guests can spend quality time with you, a further large dual aspect reception room and integral garage. Upstairs there are five bedrooms, including an amazing principle suite & a luxurious four piece family bathroom. This superb family home must be viewed at your earliest convenience! EPC -





#### INTRODUCTION

A commanding and spacious five bedroom executive style detached residence within extensive private gardens, in a prestigious and highly desirable Tranmere Park location. Occupying an impressive corner plot, this beautiful house boasts a high specification throughout, with a host of luxurious additions and so much space for your family to grow. Sited close to Guiseley's excellent amenities, highly regarded schools, the train station and with Leeds Bradford International Airport just a short drive away making commuting more straightforward. To the ground floor: A light and airy entrance hall, large dual aspect lounge with opens through to the fabulous living/dining kitchen to the rear with bi-folding doors into the garden, comprehensive, quality fitted kitchen with numerous integrated appliances and quartz worksurfaces. Five Velux skylights flood this stunning family space with natural light and there is access through to a further, versatile second reception room and guest WC. To the first floor there are five bedrooms, including the amazing principle suite boasting a large double bedroom, dressing area and ensuite shower room. The luxurious four piece house bathroom has underfloor heating. Outside, the property has well tended, larger than average front and rear gardens, with a paved terrace to the immediate rear, a good size lawn with flowerbeds, two useful sheds and a greenhouse - perfect for those green fingered enthusiasts! There is ample parking to the front, a garage and a lawned garden. There are delightful countryside walks, bicycle routes and green spaces on your doorstep where you can unwind with family. Such a rare opportunity, do not miss out!

#### LOCATION

**RIDGEWAY.** This is a very desirable location being close to delightful open countryside and yet close to good local amenities. There are many facilities available in the town including an excellent range of shops, supermarkets and banks etc. Guiseley offers a choice of restaurants, eateries and pubs, which cater for all tastes and age

groups. The schools in the area all have good academic reputations and are easily accessible from this property. Guiseley Train Station provides fast, frequent and reliable services to Leeds, Bradford and Ilkley. There are main road connections to the commercial centres of Leeds, Bradford and Harrogate and easy access to the motorway system. Leeds Bradford International Airport is a short drive away. The nearby A65 provides easy access to the Dales and the Lake District.

#### HOW TO FIND THE PROPERTY

From the Guiseley office on Otley Road, take a right hand turning onto Victoria Road. Follow the road and at the junction turn right onto Park Road. Follow the road and at the junction traffic lights turn right onto Bradford Road and first left onto Southway. Stay on the road and at the junction, continue straight ahead. Turn right onto Ridgeway. SAT NAV POST CODE LS20 8JA.

#### ACCOMMODATION

##### TO THE GROUND FLOOR

Composite entrance door with glazed inserts leading into...

##### ENTRANCE HALL

6'9" x 16'9"

Spacious, bright and airy, the hallway offers a most pleasant welcome. Stylish decor, wood effect floor covering. Useful fitted storage cupboard. Staircase to the first floor. Door into..

##### LOUNGE

21'3" x 11'9"

A pleasant and spacious dual aspect room, flooded with natural light. Stylish decor theme, inset ceiling spotlights. Designer slate chimney breast, feature fire surround with inset multi-fuel burner and log store. This is a lovely family space which flows through into the living/kitchen.

#### GUEST CLOAKS/W.C.

Partially tiled and fitted with a vanity unit with inset wash hand basin, mixer tap and storage beneath, W.C. Light up window which is frosted and gives the illusion of natural light. Wood effect floor covering. Chrome heated towel rail. Under-stairs storage.

#### SECOND RECEPTION ROOM

10'3" x 21'3"

Offering flexibility in use to suit your own personal requirements. A dual aspect room with lots of natural light. Pleasant decor theme, inset ceiling spotlights. Plenty of space which flows into the living/kitchen.

#### LIVING-KITCHEN

30'3" x 16'8" (max)

This area extends the full width of the property and offers well designated kitchen and living areas, perfect for modern family living, entertaining etc. Briefly comprising a fabulous kitchen which open into the living area, full of natural light and boasting a stylish finish. Fitted with a comprehensive range of high gloss finish grey and wood effect cabinetry and drawers with concealed lighting and quartz work-surfaces over. Large feature island unit, inset ceramic sink, side drainer and chrome mixer tap. Five ring 'Miele' hob and curved extractor over, two 'Neff' ovens, integrated dishwasher fridge and freezer, very stylish indeed! Recessed spotlights. Plumbed for under-floor heating, five velux windows and aluminium bi-fold doors bring the outside in and allow access outside into the garden. There is ample space here for a comfy sofa, large dining table and chairs etc. Door into the garage.

#### DOUBLE GARAGE

With electric up & over door. Space for tumble dryer and plumbed for washing machine. Bags of space for storage and additional appliances .

#### TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...





#### LANDING

A bright and airy landing with access hatch into the loft. Neutral decor theme. Door into...

#### PRINCIPAL SUITE

Superbly presented and briefly comprising...

#### BEDROOM

19'3" x 16'8"

A fabulous large bedroom with superb decor theme. This room flows naturally into the dressing area then en-suite.

#### DRESSING ROOM

8'9" x 11'4"

We would all love one of these! Generous hanging and storage space.

#### EN-SUITE

11'4" x 7'5"

Mainly tiled with paint finish to the remainder. 'His n Hers' sinks with mixer taps, inset into a timber vanity area and W.C. Large shower enclosure with thermostatic shower control. Chrome heated towel rail.

#### BEDROOM TWO

10'5" x 11'0"

A good sized double bedroom located at the front of the house. Neutral decor theme.

#### BEDROOM THREE

11'0" x 12'0"

Another great double room with pleasant decor and lots of natural light. Wood effect floor covering. Fitted storage.

#### BEDROOM FOUR

12'0" x 8'0"

A comfortable double bedroom at the rear of the house with pleasant outlook over the garden and fitted furniture.

#### BEDROOM FIVE

6'9" x 8'9"

A single bedroom or maybe a home office, perfect child's room, at the front of the house.

#### LUXURY HOIUSE BATHROOM

10'9" x 6'9"

A spacious, luxurious family bathroom, fully tiled to walls and floor and with underfloor heating. Incorporating a four piece suite with a bath, wash hand basin with mixer tap, WC and large shower enclosure with thermostatic shower. Extractor fan and two heated towel rails. Window to the rear elevation.

#### OUTSIDE

The property sits in delightful gardens - to the immediate rear is a paved seating area accessed from the living/dining kitchen with steps up to a large lawn and raised beds. There are two garden sheds and a greenhouse - perfect for those with green fingers! The front garden is mainly laid to lawn with mature beds and hedging. A driveway provides excellent parking and leads to the integral double garage.

#### BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

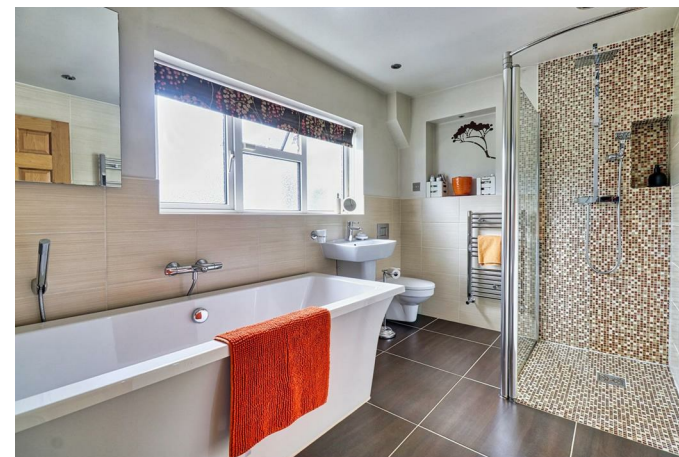
#### ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or

fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

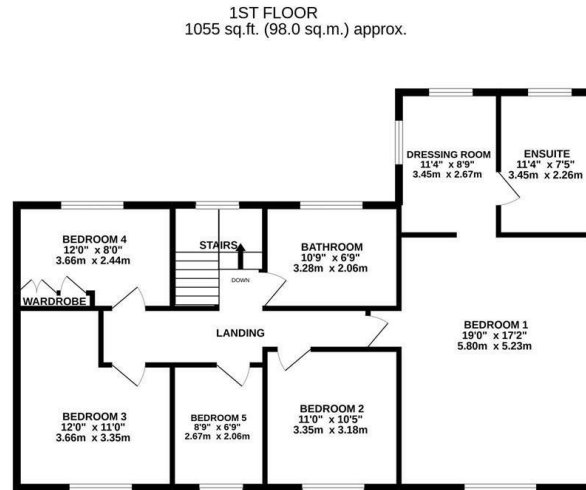
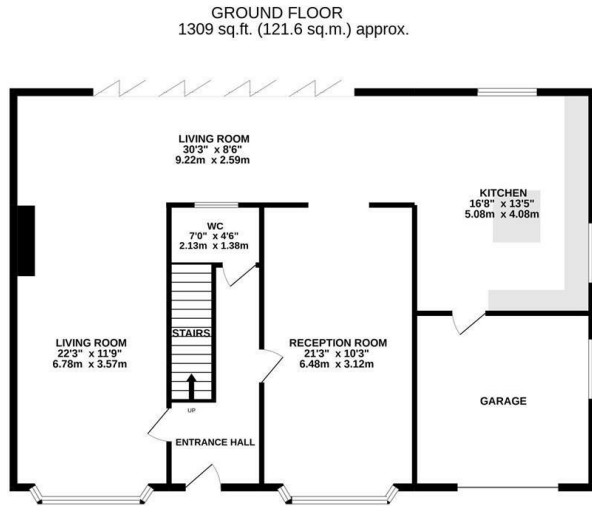
#### MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

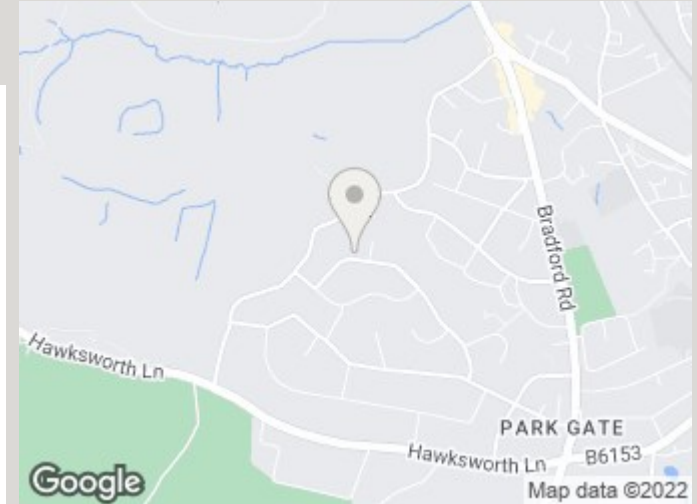


# Leeds

## Guiseley



TOTAL FLOOR AREA : 2363 sq.ft. (219.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

**Hardisty and Co - Agents note:**  
Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.





HARDISTY PRESTIGE  
prestige@hardistyandco.com



hardistyandco.com