



No.1 Ridge Close  
GUISELEY



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An often over-used phrase in traditional estate agency descriptions is “deceptively spacious”, but never has it been more accurate than with Ridge Close. As you approach this magnificent home you would be forgiven for thinking it is simply a lovely, unassuming bungalow, but you couldn't be more wrong. This beautiful home is stylish with a curated interior, bathed in natural light from every direction. Park your car in the driveway and make your way to the stone-fronted entrance with glazing at the side, where you will enter the property on the third floor.

## COME ON IN...

The driveway has plenty of parking space and a double garage with an electric door. The entrance reveals a spacious dining hall with full-glazed sliding doors that lead out to a bespoke American cedar balcony that scales the rear of the property and can be accessed from all levels. The ceiling in the dining hall is vaulted, and the room feels expansive and bright. Stairs lead down to the next floor, with an original mid-century bannister and handrail, giving a stylish feel and allowing the light to go through the various levels of this home. There is also a WC on this level.





## SUNNY SPACES...

The family sitting room, accessible from both the front and rear, is designed to create a seamless flow to the living space, perfect for hosting parties. The modern living-flame gas fireplace and large windows add to the room's charm, creating a bright, inviting space during the day and a cosy evening retreat.



## HEART OF THE HOME...

A spacious kitchen, with workspace and wooden units for storage all around the room, is perfect for the keen home cook. The centre of the room is dominated by an island, topped with a textured granite worktop with space for casual seating. There is a Belling range cooker and space for a dishwasher and fridge freezer. Large windows give a lovely view over the gardens and beyond, looking to Otley on the left and Yeadon on the right.



*"The kitchen is where the family tend to catch up in the mornings before we all head off to work, and at the end of the day sitting on the sofa or at the island."*



## TIME FOR BED...

Make your way down the staircase to the middle floor, where you will find the bedrooms. The hallway here is open and spacious with an abundance of natural light. It could be a library or reading area with a comfortable armchair. From here, French doors lead out to the mid-level of the cedar balcony.

The principal bedroom has a large window, a walk-in wardrobe for storage and an en-suite shower room. There is a corner shower cubicle, a wash hand basin in a vanity unit and a WC.



## BEAUTIFUL BEDROOMS...

A second bedroom at the front of the property has an en-suite shower room with a wash hand basin and WC. A window looks out to the side of the property with plenty of natural light, making this room ideal for an older child or as a guest room.

The third bedroom has a wall of built-in wardrobes for added storage, and there are two more bedrooms on this level, numbering 5 in total.





## REST & REFRESH...

The house bathroom is large and luxurious, offering a delightful, relaxing space. Sink into the double-ended bath and soak away your troubles. The double shower has a drying area and seamless glazed enclosure, and the whole room has been tiled in a sophisticated, neutral tone. One wall is dominated by a substantial unit, housing double wash hand basins with an illuminated mirror and plentiful storage.







## FLEXIBLE SPACES...

Descending to the lowest level, you'll discover a vast room, currently serving as a cinema and games room with a bespoke fitted media wall. But, this room could easily be used as a sixth bedroom or even a self-contained annexe. There is a separate entrance and a shower room with a shower, wash hand basin, and WC, which is ideal for a relative to live in and have their own space.

The utility room, equipped with oak-topped units, could function as a kitchen for the annexe, complete with a Belfast sink and space for a washing machine.

Large sliding glazed doors open onto the gardens, creating a seamless transition between the home and the gardens, which is fabulous during parties. Guests can retreat indoors and continue the fun when the sun goes down.



*“We enjoy sipping our morning coffee out on the balcony, watching the truly spectacular sunrises and seeing the wildlife spring to life.”*



## GLORIOUS GARDENS...

The rear of the property is dominated by the exquisite cedar balcony, with a seating area on the top floor; accessed from the dining hall, and steps that lead down to a larger second level, with space for an outdoor dining table and BBQ. Further stairs lead down to the patio area which can also be accessed from the cinema room.

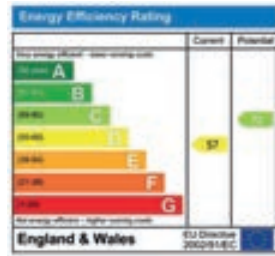


The lawned gardens stretch out from the patio, surrounded by native planted trees and hedges, including Buckthorn and Elderflower, which are ideal for making cordial or even delicious Elderflower champagne. The garden buzzes with activity from birds and insects and the pond is a haven for wildlife. Enjoy spotting the resident robin, frogs and dragonflies.

Easy steps have been built into the incline at the side of the property, allowing access to the gardens from the driveway.

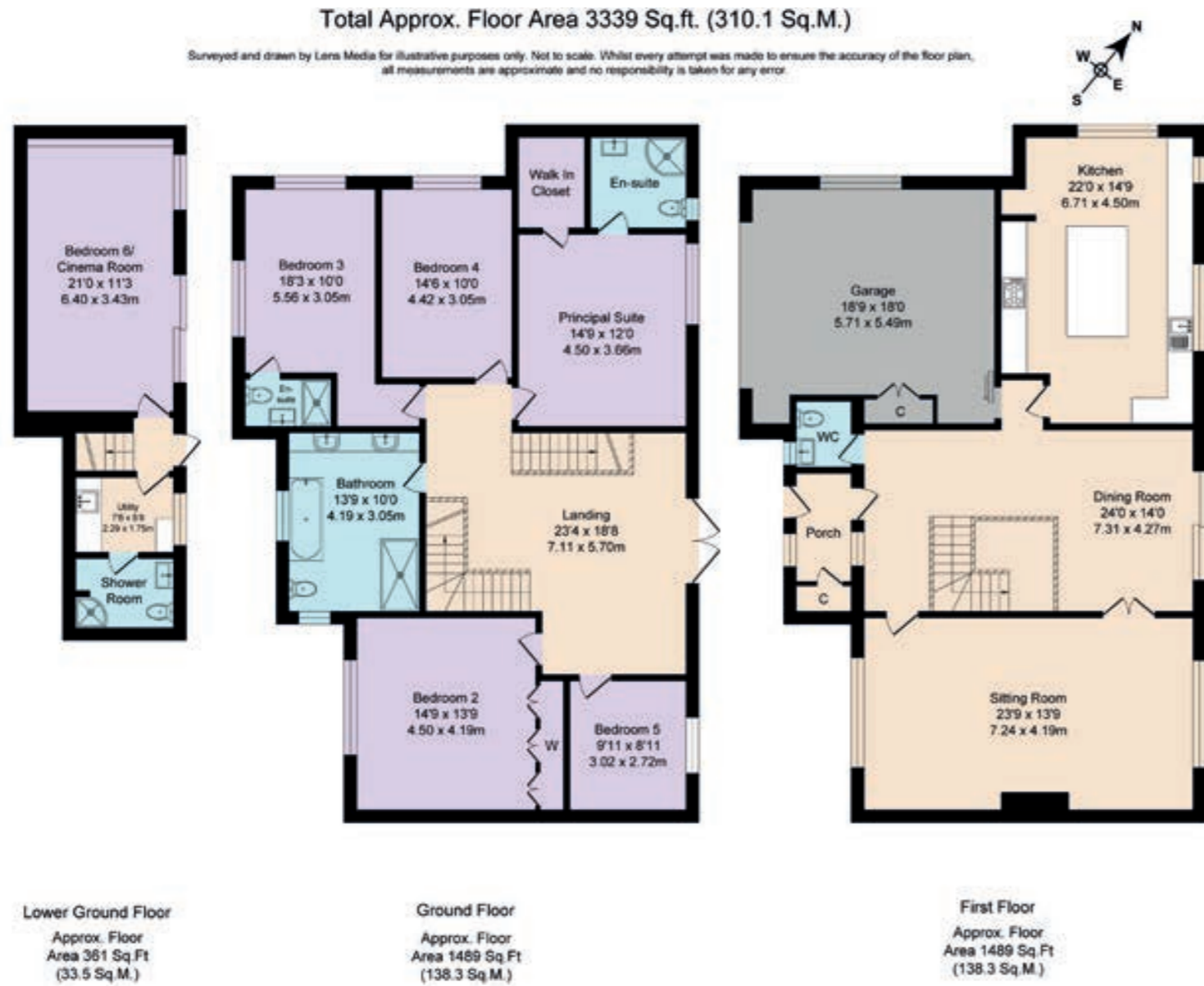


*“After a busy day, we enjoy spending time out in the garden and appreciating the spectacular views from the balcony - it’s truly restorative.”*



**FINER DETAILS**

- Spacious detached home extending to over 3,000 sq ft
- 6 bedrooms
- 4 bathrooms
- Double integral garage & driveway
- Large garden
- Impressive views
- Located in the popular Tranmere Park conservation area in Guiseley



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



**MILK:**  
Co-op at White Cross (0.8 miles)



**CHEMIST:**  
Boots at Guiseley Retail Park or Cohens on the main Otley Road high street



**GYM:**  
Nuffield (0.7 miles) or PureGym (1 mile)



**WALK:**  
We love to walk via Ilkley Moor to Ilkley and get the train back



**PUB:**  
There's a good variety of pubs in Guiseley depending on preference, such as The White Cross Hotel, The Ings, The Station or Sancerre



**RESTAURANT:**  
We have two favourites: Cena & Sancerre in Guiseley



**LOCAL SCHOOLS:**  
Primary - Tranmere Park Primary School (Good); Secondary - Guiseley School (Good) or St Mary's Menston (Outstanding)



**PUBLIC TRANSPORT:**  
Railway station linking to Leeds, Bradford & Ilkley (20 min walk) and lots of buses including to Leeds Bradford Airport



**POI:**  
Plenty of retail choices in Guiseley; Saltaire for antiques, art & curiosities; Ilkley for great clothing brands



1 Ridge Close, Guiseley, Leeds, LS20 8JJ

*presented by*



/// WHAT3WORDS: humid.sheets.cooks

To view 1 Ridge Close  
Call: 01423 225121  
WhatsApp: 07398 748511  
Email: [hello@mrandsrchild.com](mailto:hello@mrandsrchild.com)