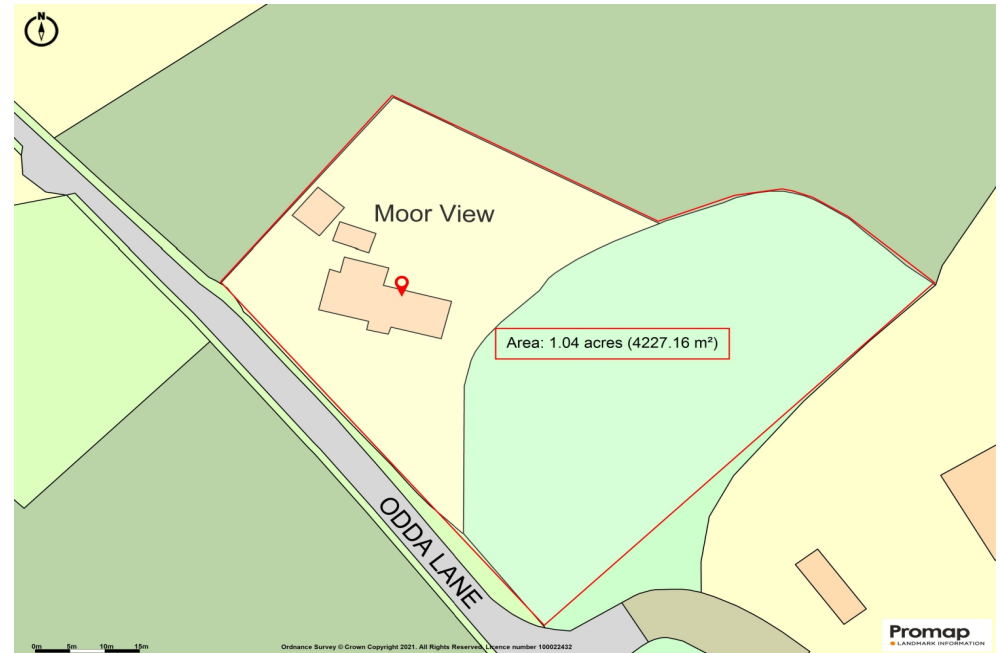




£725,000

3 Bedroom Detached Bungalow for sale
Moor View Odda Lane, Hawksorth, Leeds



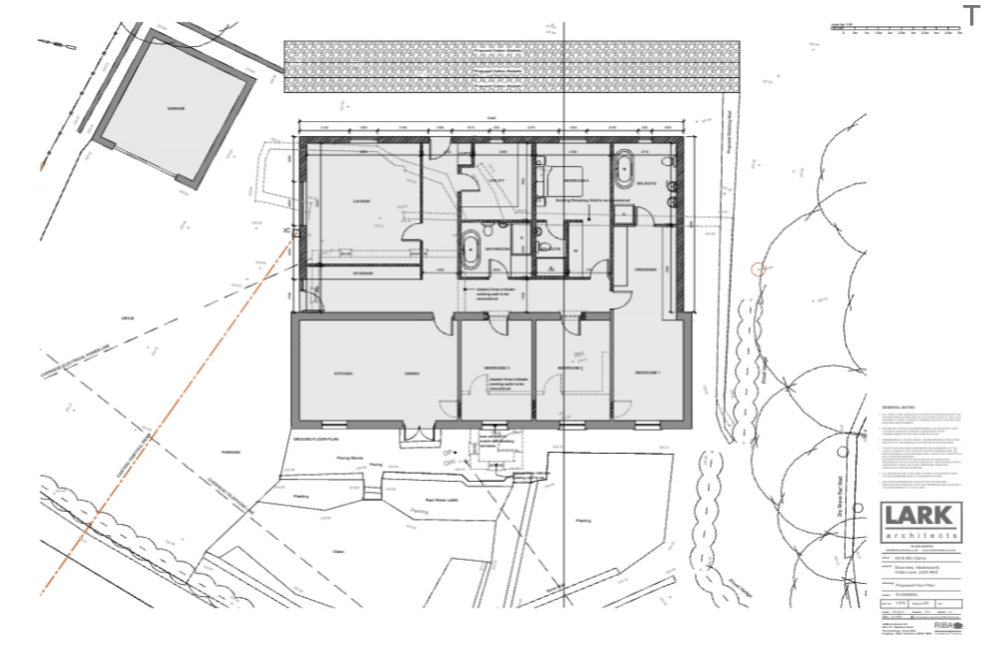
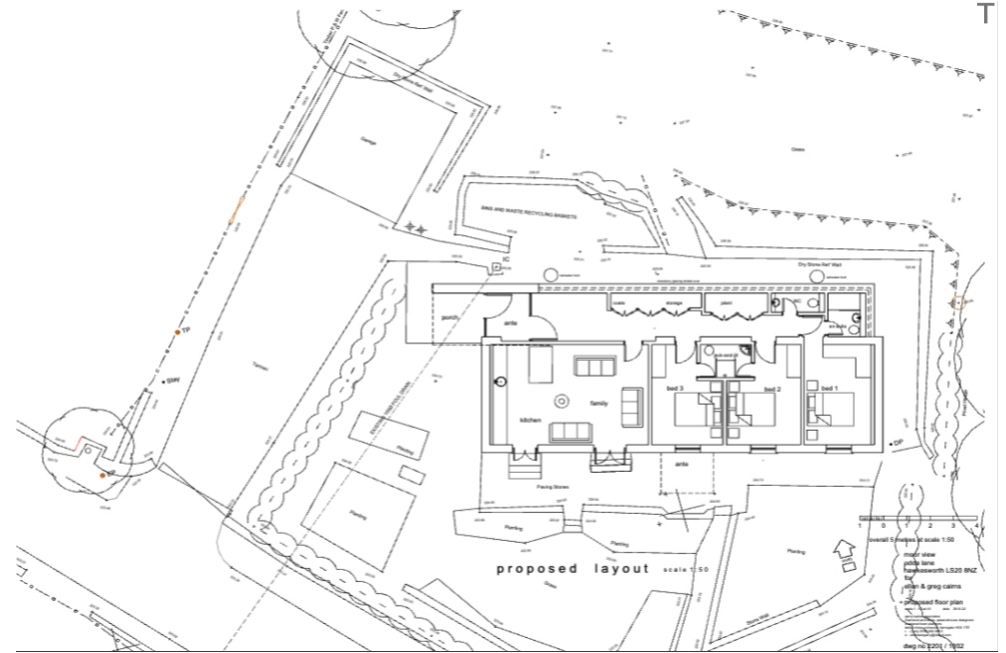


Overview

TRULY STUNNING SETTING with BREATHTAKING VIEWS OF BAILDON MOOR. CHAIN FREE stone-built detached bungalow on a sizeable one-acre plot offering FURTHER DEVELOPMENT POTENTIAL with granted planning permission for a single storey side/rear extension and approved permitted development rights. 3 double bedrooms, double garage, ample parking & garden office. Just a 6-minute drive to Menston train station with free parking. Sought after local village school. Call EweMove 24/7 to book your viewing slot.

Key Features

- GRANTED planning permission for rear extension
- NO ONWARD CHAIN
- Contemporary open plan kitchen living dining room
- 3 double bedrooms
- Separate garden office
- Extensive grounds with approximately half being an area of natural habitat
- Large driveway for multiple cars & double garage
- Spectacular countryside view & setting, yet close to Hawksworth village primary school
- Just a short drive to Menston & Guiseley Train Stations & local amenities
- Golf course located in Hawksworth village









TRULY STUNNING SETTING with BREATHTAKING VIEWS OF BAILDON MOOR. A CHAIN FREE stone-built detached bungalow on a sizeable one-acre plot offering FURTHER DEVELOPMENT POTENTIAL with granted planning permission for a single storey side/rear extension and approved permitted development rights. 3 double bedrooms, double garage, ample driveway parking & garden office. Just a 6-minute drive to Menston train station with free parking. Sought after local village school.

If you are looking to escape to the country for a semi-rural lifestyle move but want to be close to civilisation, this could be the ideal property for you. The current owners have already made significant improvements, however, there is huge potential to further enhance this character property. The previous sitting and dining room has been merged to create a sociable contemporary open plan kitchen living room, and a new LPG gas central heating system was installed in 2021.



DEVELOPMENT POTENTIAL:

visitors such as deer.

Hawksworth is a small village on the western side of Guiseley near Trammere Park and is set amongst wonderful natural scenery with Baildon Moor only a few minutes' drive away and nearby public footpaths crisscross the local countryside. The village has a sought after small primary school. Menston or Guiseley Train Stations offer free parking and take you into Leeds centre in approximately 15 minutes. Leeds Bradford Airport is not far away either for international travellers.

- Grant of full planning permission in May 2022 for a single storey side/rear extension. See Leeds City Council planning reference 22/03039/FU.

- Householder permitted development determination in September 2023 for an 8.0m single storey rear extension. Planning reference 23/05034/DHH.

- Certificate of proposed lawful use of development in November 2023 for a single storey side extension and outbuilding. Planning reference 23/05799/CLP.

The accommodation briefly consists of an entrance porch, opening into a hallway that leads to the three double bedrooms and open plan kitchen living room. To the rear of the property, you will find the former kitchen, pantry and bathroom which would benefit from a remodel. The driveway, with parking for up to 8 cars, leads to the double garage. The addition of a garden room to the rear garden is a perfect lock and leave home office that has a commanding position and a wonderful view.

The contemporary kitchen includes integrated induction hob with overhead extractor, mid height oven, fridge freezer and full-sized dishwasher.

The private front garden is almost south facing and is a real sun trap. The patio area provides a wonderful position to enjoy the sun setting over Baildon Moor. The rear garden rises to open fields at the back and consists of a large grassed area and mature trees. To the right-hand side is a raised embankment that has been left to nature with regular wildlife

DIRECTIONS: From Guiseley, follow Hawksworth Lane leading to Main Street, carry on through the village past the school then turn right into Odda Lane. The property is located on the right-hand side after the stone quarry entrance and identified by the EweMove Buy Me sign. Please pull into the driveway when visiting.

UTILITY CONNECTIONS - Electricity and water. An LPG tank, new boiler, pipes and radiators were installed in 2021.

ENERGY IMPROVEMENT MEASURES undertaken since 2021 by the current owners:

- 1) new triple glazing to all front windows.
- 2) new loft insulation installed - double minimum standard.
- 3) two end walls now benefit from internal construction of insulated cavity wall.
- 4) insulated floor to living room.
- 5) new LPG system to include tank, boiler, pipes and radiators.

Floorplans



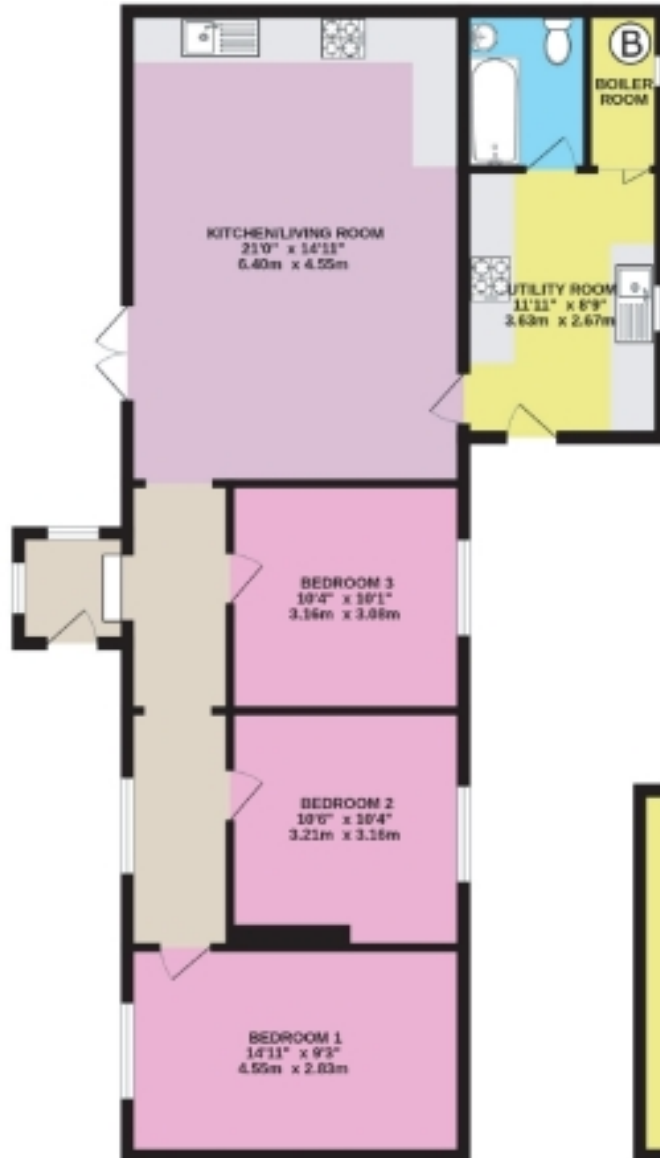
Odda Lane, Hawksworth, Leeds, LS20

APPROX. GROSS INTERNAL FLOOR AREA 946 SQ FT 87.9 SQ METRES

OUTBUILDING 152 SQ FT 14.2 SQ METRES

GARAGE 297 SQ FT 27.6 SQ METRES

TOTAL 1395 SQ FT 129.6 SQ METRES



GROUND FLOOR



OUTBUILDING

Floorplans



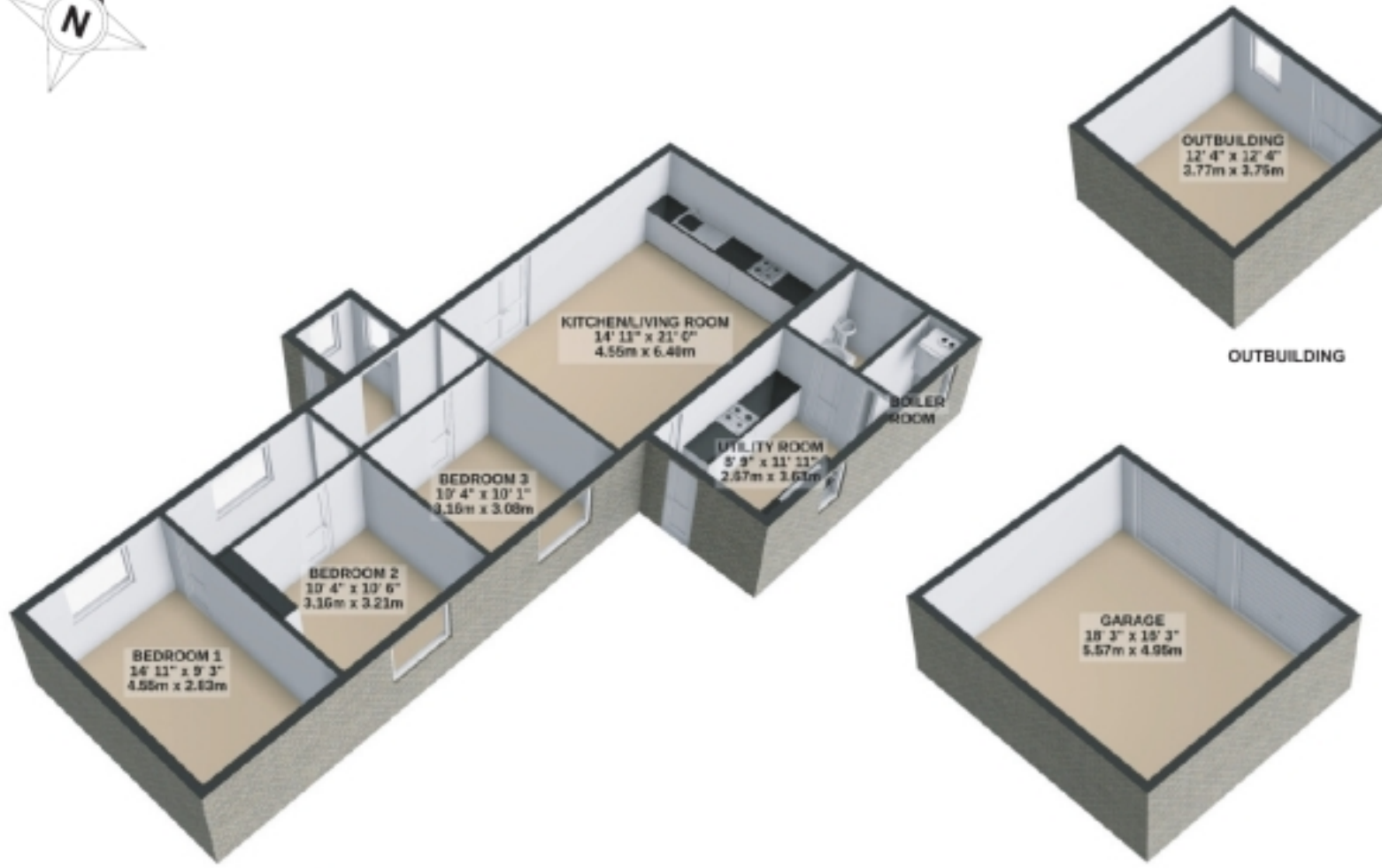
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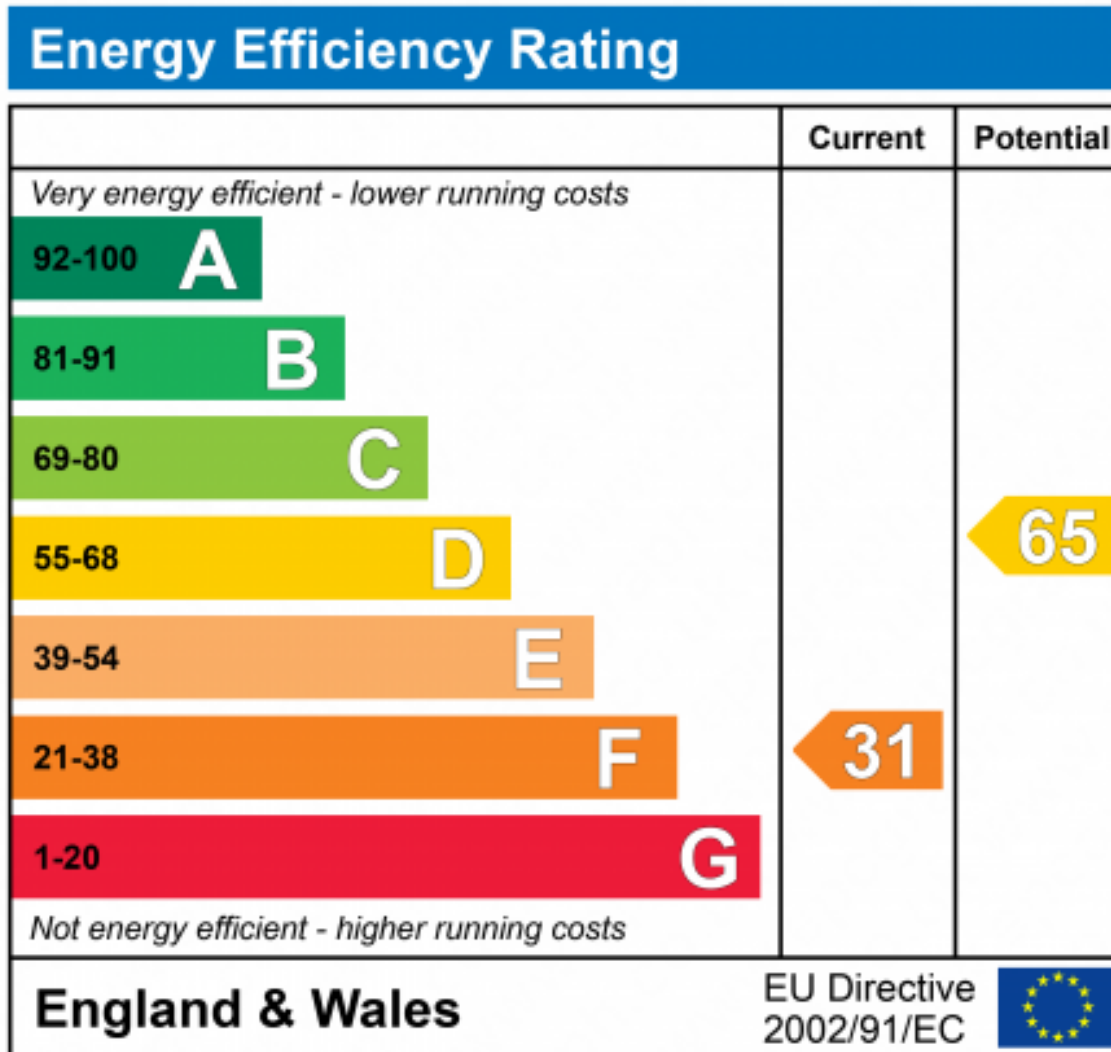
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Marketed by EweMove Otley & Guiseley

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