



# 3 HAWKSWORTH DRIVE, GUISELEY LS20 8PT

**Asking price £485,000**

## FEATURES

- Deceptively Spacious Four Bedroomed Detached House
- Attractive Gardens Of Good Proportions To The Rear, Driveway & Garage
- Spacious Sitting Room, Separate Dining Room & A Modern Appointed Kitchen
- Valuable Cloaks WC To The Ground Floor With A Smart Fully Tiled House Bathroom To The First Floor
- Convenient Location Within Easy Walking Distance Of Excellent Schools, Shops & Train Station
- Gas Fired Central Heating & Sealed Unit Double Glazing
- EPC Rating D/ Tenure Freehold / Council Tax Band F
- An Appointment To View Is Strongly Recommended



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 4 Bedroom Detached House In A Sought After Neighbourhood

A deceptively spacious and very well presented four bedroom detached house set within an excellent sized garden, together with good parking to a private driveway and a detached garage. An ideal home for a growing family, not only in accommodation size but its excellent locality for the local schools, the excellent amenities within the town itself and the train station with direct connections to Ilkley, Leeds and Bradford city centres. The property commences with a welcoming entrance hallway which has a valuable cloakroom and downstairs wc off. The spacious sitting room enjoys a bow window to the front and has double connecting doors to a second reception room, currently a dining room, but it could also be a perfect playroom for children. Finally the ground floor is completed by the smartly appointed modern kitchen. Moving up to the first floor is a landing, there are four bedrooms, three doubles and one single together with a smart modern house bathroom. We strongly recommend an appointment to view this house in order to fully appreciate the accommodation, the size, its layout, the gardens and the convenient locality. Contact Shankland Barraclough Estate Agents to arrange your viewing.

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car, local bus and excellent train services, with Guiseley railway station being centrally located.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hallway

Via an outer composite door with two glazed insets, this welcoming hallway has wooden flooring, a central heating radiator, the staircase to the first floor and a useful understairs storage cupboard.

## Cloakroom

Twixt the hallway and the kitchen, the cloakroom has a coats rail and a central heating radiator.

## Downstairs WC

Valuable facility having a low level wc and a wash hand basin to a vanity unit. Central heating radiator and a window to the side elevation.

## Sitting Room 17'2" x 12'1" (5.23m x 3.68m)

A lovely proportioned reception room having a large bow window to the front elevation, a central heating radiator and double doors connecting to the dining room.

## Dining Room 11'6" x 10'10" (3.51m x 3.30m)

Located to the rear of the house and adjacent to the kitchen, the dining room has a central heating radiator and patio doors to the rear garden.

## Kitchen 13'7" x 9'2" (4.14m x 2.79m)

Offering a comprehensive range of fitted kitchen units with worksurfaces over and a sink unit inset. The kitchen includes a built in electric double oven and hob, an integrated fridge-freezer and a wine fridge, together with space and plumbing for a washing machine. Windows to the side and rear together with a door to the side elevation.

## First Floor Landing

With access to the following rooms:

### Bedroom 1. 15'9" x 10'4" (4.80m x 3.15m)

A generous proportioned principle bedroom having a window to the front elevation and a central heating radiator.

### Bedroom 2. 13'4" x 10'3" (4.06m x 3.12m)

Central heating radiator and a window to the rear looking over the long rear garden.

### Bedroom 3. 9'11" x 9'2" (3.02m x 2.79m)

Central heating radiator and a window to the rear looking over the long rear garden.

### Bedroom 4. 7'10" x 5'11" (2.39m x 1.80m)

Central heating radiator and a window to the front elevation.

## House Bathroom

Smartly presented three piece house bathroom complemented by fully tiled walls and briefly comprising: a panelled bath with a multi-jet shower and a screen over, a wash hand basin and low flush wc to a vanity unit. Central heated towel rail and a window to the side elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Outside

The property stands within a good sized plot having a much larger garden to the rear. The front is a lawned garden with fencing and a driveway providing private off road parking. The driveway continues past the side and on to a detached single garage. The rear garden is of good proportions and incorporates a couple of patio areas, a lawn, tree and a selection of bushes to the borders.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers, being EE, O2 & Vodafone. For further information please refer to: <https://checker.ofcom.org.uk>

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ





26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

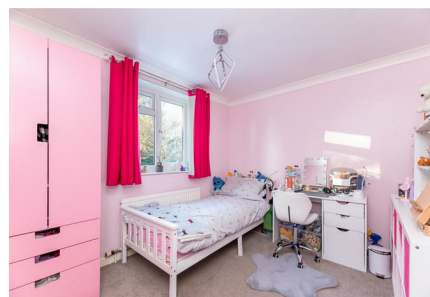
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Please Note**

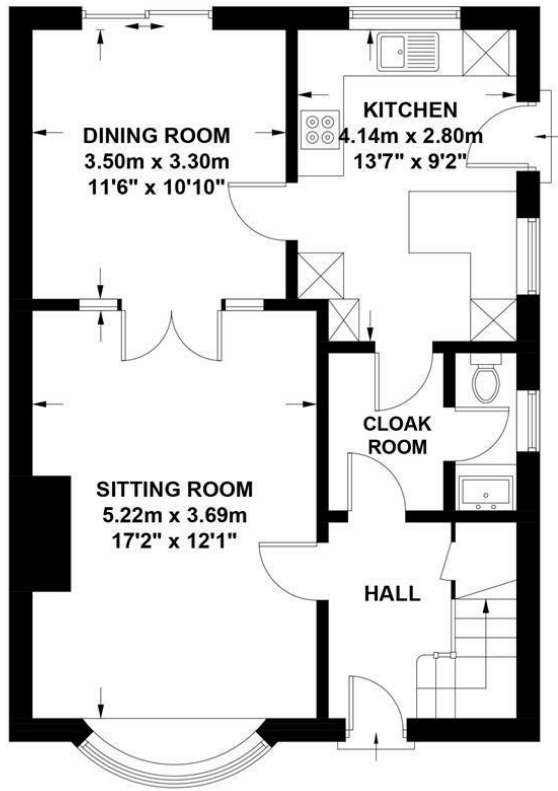
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



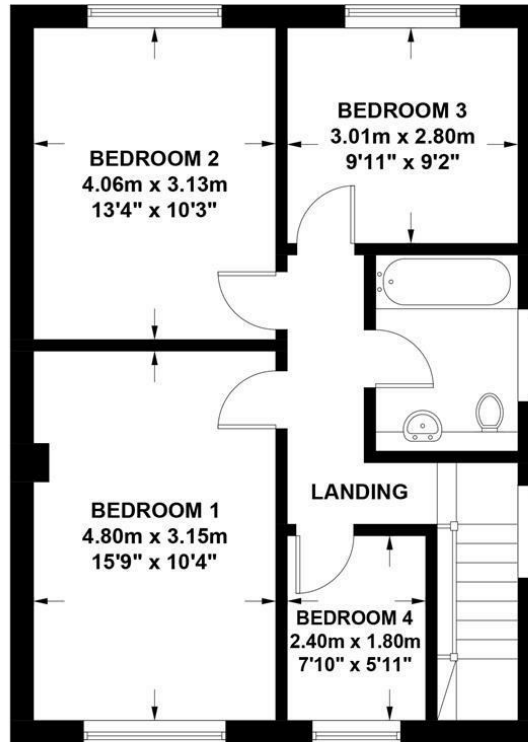
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



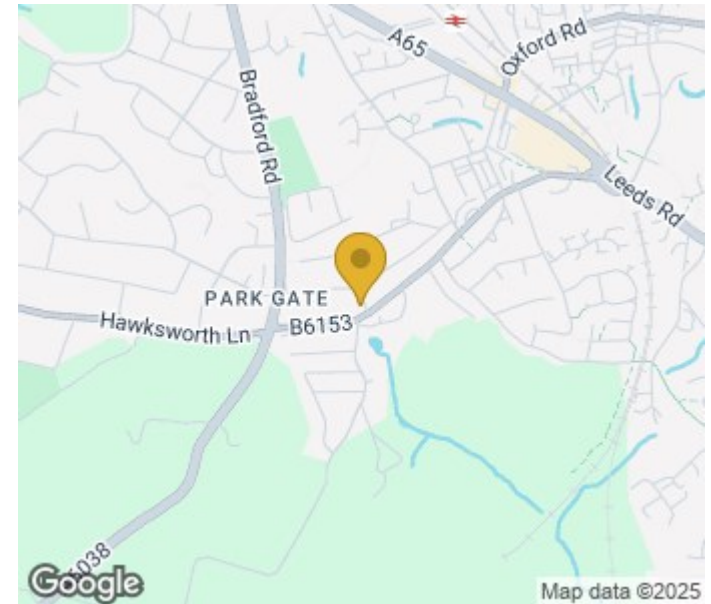
**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**T:** Call us on 01943 889010  
**E:** [info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)  
**W:** [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS