



90 HAWKSWORTH LANE GUISELEY LS20 8HE

Asking price £365,000

FEATURES

- Beautifully Presented Light & Airy Duplex Maisonette
- Three Reception Rooms Including A Sitting Room, Snug & Dining Room
- Double Bedroom & A Luxurious Shower Room
- Shared Driveway, Single Garage & Lawned Garden With Flagged Patio Areas
- Situated In A Sought After Residential Area
- Private Entrance And Private Rear Garden
- Modern Kitchen With A Range Of Integrated Appliances
- Converted Attic With Two Further Double Bedroom & A Bathroom
- Leasehold With The Remainder Of A Long Lease (999 Years From 01/06/2001)
- Close To Amenities & Transport Links



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ESTATE AGENTS

Stunning Three Bedroomed Duplex Maisonette With Private Garden

Guiseley

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 or local bus and train services, Guiseley railway station being centrally located.

The Accommodation...

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

Ground Floor

Private Entrance

With a recently installed composite door and stairs up to the first floor.

First Floor

Landing

A spacious landing with a useful study area, radiator, ceiling cornice and window to the front elevation with stairs up to the second floor. Double doors into:

Sitting Room 15'11" x 11'5" (4.85m x 3.48m)

A terrific light and airy room with a feature stone fireplace housing a gas fire, enjoying a delightful dual aspect with windows to front and side elevation. Ceiling cornice, four wall light points two radiators and further double doors into:

Snug 8'11" x 8'11" (2.72m x 2.72m)

Another useful reception space with ceiling cornice, radiator and window to the rear elevation overlooking the garden.

Dining Room 14'8" x 8'11" (4.47m x 2.72m)

A third reception room which could also be utilised as a bedroom with ceiling cornice, radiator and window to the rear elevation.

Modern Kitchen 17'0" x 8'11" (5.18m x 2.72m)

A modern and well equipped kitchen comprising a range of base and wall units incorporating cupboards, drawers and wooden work surfaces. Inset one and a half bowl stainless steel sink with mixer tap, integrated appliances including a separate fridge and freezer, dishwasher,

wine cooler, tumble dryer and washing machine. Space for a freestanding range oven with stainless steel extractor over, recessed spotlights and plinth lighting, Karndean flooring and window to the rear elevation.

Bedroom 1. 14'8" x 11'5" (4.47m x 3.48m)

An elegant bedroom having a range of fitted wardrobes, recessed spotlights, radiator and window to the front elevation.

Smart Shower Room

A very smartly finished shower room with fully mosaic tiled walls having recess providing feature shelving and a resin floor with underfloor heating. Generous tiled walk in shower with tiled heated seat, wash basin with drawer under and a low suite w.c. Heated towel rail, low level lighting, recessed spotlights and window to the front elevation.

Second Floor

Landing

With two useful store cupboards, further under-eaves storage and velux window to the rear elevation.

Bedroom 2. 14'5" x 12'0" (4.39m x 3.66m)

A lovely bedroom enjoying an attractive vaulted ceiling with four velux windows to the rear elevation. Recessed spotlights and radiator.

Bedroom 3. 16'7" x 12'0" (5.05m x 3.66m)

Another double bedroom again enjoying a vaulted ceiling with radiator, velux window and further window to the side elevation.

Bathroom

A smart house bathroom comprising a panelled bath, low suite w.c. and vanity unit. Heated towel rail, fully tiled walls, ceiling and floor. Velux window and recessed spotlights.

Outside

The property stands on a generous plot with access being via a shared driveway with the apartment below. At the end of the drive is a parking for two vehicles and a single garage. At the rear of the property there is a private garden with the sole use being for our apartment consisting of lawned areas, flagged patio, and gravelled area with flower borders. Beyond the fence there is also an additional garden area with greenhouse which is now in need of restoration.



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Tenure, Services And Parking

TENURE: Leasehold with the reminder of a 999 year lease which commenced on the 1st June 2001, so approximately 975 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £360 per annum.

MANAGEMENT COMPANY: Hawksworth Lane Management Company which is owned by the leaseholders of the four apartments which each own an equal share in the Management Company. The service charge covers building maintenance and insurance, however the leaseholder of No 90 is responsible for the skylights and each owner for their respective gardens.

SERVICES: All Mains Services Connected.

PARKING: Parking for two vehicles at the end of the shared drive.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers (O2, EE, Three & Vodafone). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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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.

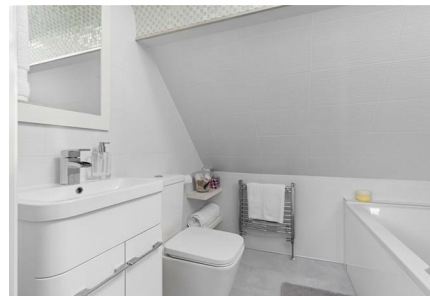
Mortgage Advice

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.

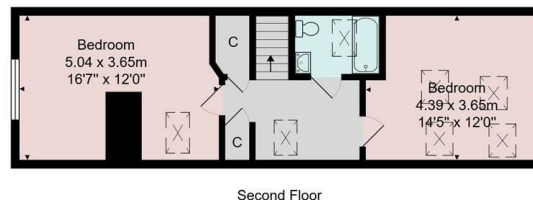
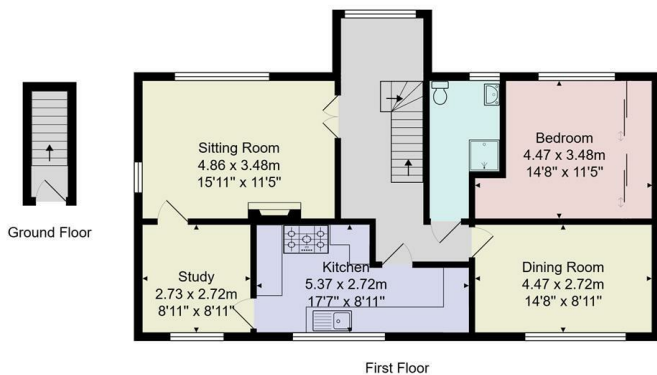
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



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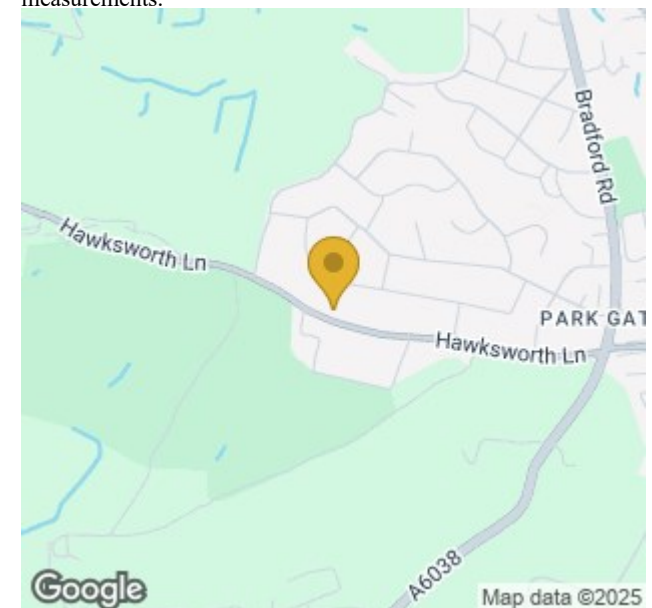
Total Area: 135.7 m² ... 1460 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

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