



Hawksworth Road, Horsforth Leeds LS18 4JP

welcome to

Hawthorn Road, Horsforth Leeds

A rare chance to own this stunning and spacious five double bedroom family home, with beautiful woodland views from every room and a garden that's a true wildlife haven. No onward chain.



Hawksworth Road

This beautifully presented five double bedroom family home is rich in character, retaining many original Victorian features including sash windows, ornate fireplaces, ceiling roses, and decorative coving. Tucked away on a private residential road, the home enjoys a peaceful setting while remaining conveniently close to the wide range of amenities. Offered with no onward chain, the property is ready to move into and provides spacious, well-appointed accommodation. The ground floor comprises an impressive period entrance hallway, a generous lounge with a feature fireplace, a dining room, leading on to a conservatory with delightful garden views, a spacious modern fitted kitchen, a utility room, and a downstairs WC. On the first floor, there are four well- proportioned double bedrooms, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom and a separate WC. A fifth double bedroom is located on the second floor. Set on a generous plot, the property also benefits from off-street parking via a private driveway and boasts beautiful woodland gardens. The large outdoor space includes several areas ideal for children's play and adventure, summer BBQs, entertaining guests, or simply relaxing in a tranquil setting - A true hidden gem.

Ground Floor

Entrance Hallway

Door opens into the length hallway with bright neutral decor, engineered oak flooring, radiator and stairs leading to the first floor.

Lounge

15' 3" x 13' 11" max (4.65m x 4.24m max)

A generously sized lounge featuring original sash windows that offer a charming outlook. These windows have been carefully upgraded with insulation to retain their classic appeal while improving energy efficiency. The room is centred around a striking feature fireplace with a decorative marble surround and tiled hearth, flanked by practical shelving within the alcoves. Engineered oak flooring flows throughout, complemented by a neutral colour palette, elegant plate rail, ceiling rose, and detailed coving-creating a perfect blend of character and comfort.

Dining Room

13' 2" x 11' 11" (4.01m x 3.63m)

A flexible second reception room, currently arranged as a formal dining area, showcasing elegant period features including a ceiling rose, decorative coving, and a classic plate rail and window.

Conservatory

8' x 19' 6" (2.44m x 5.94m)

Accessible from the second reception room, the conservatory offers a tranquil retreat-ideal for enjoying views over the garden. It features engineered oak flooring and a premium self-cleaning, reflective glass roof, combining comfort with low-maintenance elegance.

Kitchen

18' 3" x 10' 1" (5.56m x 3.07m)

An impressive and recently installed kitchen/dining area, offering generous proportions and excellent storage solutions, including a convenient pantry cupboard. The space is fitted with a sleek range of contemporary white wall, base, and drawer units, all topped with durable composite work surfaces. A central island adds both style and functionality, providing additional storage and a practical breakfast bar.

Integrated appliances include a five-ring gas hob with an overhead extractor fan and a double electric oven, while there's ample space for an American-style fridge freezer. The tile-effect feature flooring adds a modern touch, and a large window frames views of the garden. A rear door opens directly onto a spacious, south-facing patio-perfect for outdoor dining and entertaining.

Utility Room

11' max x 10' max (3.35m max x 3.05m max)

A practical and functional utility area-ideal for a busy family home. It offers dedicated space for a washing machine and tumble dryer, complemented by vinyl flooring for easy maintenance. Fitted units with wooden work surfaces provide additional storage and workspace, while a skylight window brings in natural light, creating a bright and airy atmosphere. A second door leads to a handy downstairs WC.

First Floor

Landing

A light and airy, spacious landing area

Bedroom One

12' x 10' 5" (3.66m x 3.17m)

A spacious double bedroom featuring a charming fireplace, radiator, and a rear-facing window that offers pleasant views over the garden. The room also benefits from direct access to a private en-suite shower room, adding convenience and comfort.

Ensuite

The en-suite includes a modern shower cubicle, a sleek wash basin, a heated towel rail, and practical vinyl flooring. An extractor fan ensures good ventilation, maintaining a fresh and comfortable space.

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

A well-proportioned second double bedroom featuring built-in storage, a characterful fireplace, and a radiator. A front-facing window offers lovely woodland views, adding a peaceful and scenic touch to the space.

Bedroom Three

12' 5" x 9' (3.78m x 2.74m)

Another good sized bedroom with radiator, and window to the rear with woodland views.

Bedroom Four

10' 8" x 8' 3" (3.25m x 2.51m)

Radiator and window to the front with woodland views.

Bathroom

The modern and stylish bathroom features an original boxed-in cast-iron bathtub with a shower attachment, complemented by a separate shower cubicle for added convenience. A sleek wash basin, heated towel rail, and part- tiled walls enhance both function and design. Natural light filters through Pilkington glass windows, offering privacy while maintaining brightness, and practical vinyl flooring completes the space.

Separate Wc

Low flush wc, window to side and vinyl flooring

Second Floor

Bedroom Five

13' 9" x 13' 6" (4.19m x 4.11m)

A generously sized second-floor bedroom, enhanced by both dormer and Velux windows that frame stunning views over the expansive garden. This peaceful and light-filled space offers a perfect retreat. Currently used as a home office, its versatility allows for a variety of uses, from guest accommodation to a creative studio. The room also provides convenient access to a substantial, fully boarded loft area—ideal for additional storage.

Outside

To the front of the property, there is off-street parking for two vehicles, with access via a private residents' road leading to Hawksworth Road. The home is set on a generous plot, boasting a beautiful, tiered rear garden-an ideal space for children to play and explore.

A beautifully presented fenced garden that's a true wildlife haven filled with birdsong, with mature trees and hedges ensuring privacy and year-round greenery.

The current garden layout includes a dedicated play area, a well-maintained lawn, and a secondary patio space. Just off the kitchen, an extensive, recently paved south-facing patio offers the perfect setting for BBQ's and all year round fun with the family. A generous wooden shed provides practical storage for garden tools and equipment.

The garden enjoys winding pathways and stone steps adding to the charm and creating a peaceful, almost magical atmosphere.

welcome to

Hawksworth Road, Horsforth Leeds

- Victorian, semi-detached home, full of character & charm.
- Driveway & Landscaped Gardens
- Five Double Bedrooms
- Wildlife Haven
- Offered with NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£650,000



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