



Hawkhill Avenue, Guiseley, Leeds, LS20 8AS

welcome to

Hawkhill Avenue, Guiseley Leeds

Internal viewing is highly recommended for this two double bedroom semi detached house which is well presented throughout and offering ready to move into accommodation. Benefiting from a modern kitchen/diner, driveway, detached garage and enclosed private rear garden!



Ground Floor Entrance Hall

Enter from the front into the hallway with a radiator and stairs leading to the first floor.

Lounge

13' 10" x 12' 5" (4.22m x 3.78m)

A good size room with attractive decor, laminate wood flooring, wooden lintel, radiator and a uPVC double glazed window to the front.

Kitchen/Diner

15' 8" x 9' 11" (4.78m x 3.02m)

A modern and stylish kitchen fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit, induction hob with extractor hood above and metro style tiled splash backs. A range of integrated appliances include an electric oven, dishwasher, fridge freezer and there is space for a washing machine. The boiler is housed in one of the cupboards and there is a radiator, uPVC double glazed window and access door to the rear.

The kitchen also benefits from a large under stairs cupboard which has plenty of space for storage, laminate flooring and a uPVC double glazed window to the side. There is ample space for dining table and chairs.

First Floor Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to double bedrooms and bathroom.

Bedroom One

13' 11" x 12' 6" (4.24m x 3.81m)

A good size double bedroom with bright neutral decor, positioned to the front elevation with a feature fireplace, carpet flooring, radiator, coving and a uPVC double glazed window. Ample space for freestanding furniture.

Bedroom Two

12' 4" x 10' 1" (3.76m x 3.07m)

A second double bedroom positioned to the rear elevation with carpet flooring, radiator, access to the loft and a uPVC double glazed window.

Bathroom

The part tiled bathroom is fitted with a three piece suite comprising of a panel bath with shower over , pedestal wash hand basin, wc, laminate flooring, heated towel rail and a uPVC double glazed window to the rear.

Outside

To the front there is a low maintenance pebbled garden, a driveway to the side providing off street parking.

There is a gate that provides access to the rear garden which is of a good size mainly laid to lawn with a paved seating area. There is a detached garage providing great storage along with two garden sheds. Fence and hedge borders make this a great private and enclosed space.



view this property online williamhbrown.co.uk/Property/YEA106630



welcome to

Hawkhill Avenue, Guiseley Leeds

- Semi Detached House
- Two Double Bedrooms
- Front & Rear Garden
- Driveway & Garage
- Ready to Move into Accommodation

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106630](https://www.williamhbrown.co.uk/Property/YEA106630)



Property Ref:
YEA106630 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)