



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!



Entrance Hall

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

Lounge

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

A good size room with attractive decor, fireplace recess with wooden lintel and laminate flooring.

Kitchen/Diner

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

A modern and stylish kitchen fitted with a range of wall and base units with worksurfaces incorporating a sink, 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 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 and there is ample space for dining table and chairs.

Landing

The stairs rise from the hallway onto the landing with doors to two double bedrooms and bathroom.

Bedroom One

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

A good size double bedroom with bright neutral decor, positioned to the front elevation with a feature fireplace and ample space for freestanding furniture.

Bedroom Two

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

A double bedroom positioned to the rear elevation with space for free standing furniture and access to the loft.

Bathroom

A modern bathroom with tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc

and a heated towel rail.

Outside

To the front there is a low maintenance pebbled garden and 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.



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Hawkhill Avenue, Guiseley LEEDS

- Semi Detached House
- Two Double Bedrooms
- Front & Rear Garden
- Off Street Parking
- Single Detached Garage

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106816 - 0002

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