







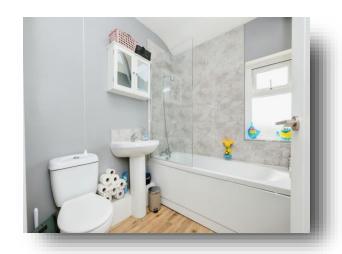


## welcome to

# **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.





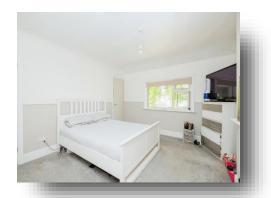
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## **Hawkhill Avenue, Guiseley LEEDS**

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

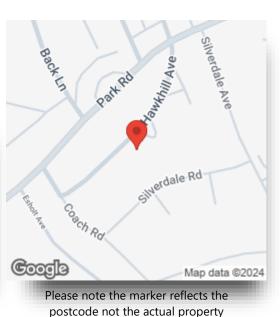
Tenure: Freehold EPC Rating: D

£260,000









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