



Hawkstone Avenue, Guiseley Leeds LS20 8ET

welcome to

Hawkstone Avenue, Guiseley Leeds

A three double bedroom semi detached dormer bungalow situated in a desirable location and boasting far reaching countryside views. The house has versatile living accommodation, private rear garden, garage and Summer House. Viewing is highly advised to really appreciate what is on offer.



Ground Floor Entrance Porch

The side porch offers space for coats and shoes and access into the hallway.

Hallway

Enter from the porch into the hallway with a large storage cupboard, radiator and wood flooring. There is an opening to the kitchen.

Lounge

15' 11" x 12' 3" (4.85m x 3.73m)

A spacious room having an electric fire with timber surround, carpet flooring, radiator, double doors leading through to the dining room and a bay window to the front.

Dining Room

12' 4" x 12' 4" (3.76m x 3.76m)

A separate dining room perfect for more formal dining or entertaining with carpet flooring, double doors leading to the lounge, a large radiator and a window to the rear overlooking the garden and countryside views. Stairs to the first floor lead off this room.

Kitchen

11' 4" x 7' (3.45m x 2.13m)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated double electric oven and spaces for a washing machine, dryer and full height fridge freezer. The work surface continues to create a breakfast bar, perfect for casual dining. The room also benefits from wood flooring, radiator and a window to the front.

Bedroom One

13' 11" x 11' 5" (4.24m x 3.48m)

A good size double bedroom positioned to the rear elevation with built in wardrobes, carpet flooring and a radiator. There is a window to the side and French doors leading out to the garden allowing a good amount of natural light in, keeping the room bright

and airy and making the most of the countryside views.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, wc and wash hand basin set into a vanity unit. The room also benefits from wood flooring and a window to the side.

First Floor Landing

The stairs rise from the dining room onto the landing with doors to two double bedrooms and shower room.

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.51m)

A double bedroom with carpet flooring, radiator, ceiling spotlights and a window to the rear overlooking the garden.

Bedroom Three

18' 3" Into eaves x 9' Limited headheight (5.56m Into eaves x 2.74m Limited headheight)

A spacious double bedroom with a built in wardrobe, carpet flooring, radiator, ceiling spotlights, a skylight to the front and a window to the rear overlooking the garden.

Shower Room

A good size shower room with tiled walls and fitted with a four piece suite comprising of a walk in shower cubicle, wc, wash hand basin and a bidet. The room also benefits from wood flooring, a window to the rear and a skylight.

Outside

To the front of the property there is a small garden and to the side is a driveway providing off street parking which leads to a garage. To the rear there is a private garden mostly laid to lawn with a paved seating area, raised flowerbeds with well stocked shrubs, and mature trees keeping the garden private. The garden backs onto open fields boasting far

reaching uninterrupted views.

Summer House

There is an added bonus of a Summer House which is perfect for enjoying the garden and countryside views all year round and making a great entertainment space.

Garage

A single detached garage perfect for storage or secure parking.



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welcome to

Hawkstone Avenue, Guiseley Leeds

- Semi Detached Dormer Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Versatile Living Accommodation
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106597 - 0003

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