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dwell

Hawkswood Grove  
Leeds  
LS5 3PF  
£245,000



**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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## Property Details

- Beautifully Presented Three Bed Semi
- Popular Residential Location
- Large Gated Corner Plot
- Modern Shower Room and Kitchen
- Detached Garage and Separate Detached Outbuilding
- Close to Local Amenities
- Sheltered Patio - Ideal for Entertaining
- Generous Driveway - Ample Space for a Motor Home
- Downstairs WC and Pantry Cupboard
- Private and Gated

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## Property Description

A beautifully presented three-bedroom semi-detached family home enjoying a generous, gated corner plot, situated within the increasingly popular Hawksworth Wood area, just off Vesper Road in Kirkstall. Boasting gated access to a sizeable private driveway and spacious wrap around garden incorporating a large outbuilding and separate detached garage; the property includes an entrance porch, an attractive kitchen offering access to an integral pantry cupboard and separate downstairs WC, a stylish and neutrally decorated living room, three bedrooms and a modern shower room.

### INTERIOR

#### Ground Floor

On the ground floor can be found a spacious entrance porch, a small hallway with stairs rising to the first-floor landing, with an internal door to the left opening onto the beautifully presented living room, providing further access to a modern kitchen at the rear. The kitchen includes a selection of neutral wall and base cabinets, incorporating space and plumbing for a washing machine, tumble dryer and dishwasher, in addition to an integrated electric oven with gas hob and a dedicated recess for a stand along fridge/freezer. There is an integral pantry cupboard and separate WC also housing the property's boiler, plus an external door from the kitchen opening onto the private rear garden benefitting from a large, sheltered brick paved patio providing the ideal space for entertaining friends and family... whatever the weather! The beautifully presented living room includes a wood burning stove and bespoke light feature. The room has been successfully zoned to include a cosy seating area to one end, space for a dining table plus ample space for a desk (ideal for those working from home)- to the other.

#### First Floor

Upstairs, the landing space offers access to three bedrooms - two doubles and one single, the generous master bedroom featuring a full width fitted wardrobe. Also, off the landing can be found a modern shower room with light up mirror, WC, a double sink with integrated storage and a walk in rainfall shower. There is space for a bath if required.

### EXTERIOR

Most certainly one of the property's stand out features - the outside space - includes a lawned garden set back from a generous brick paved patio, sheltered by a timber pergola and offering ample space for outdoor entertaining. The garden wraps around the side of the property, extending to a large brick paved driveway at the front offering space to park multiple cars and a motor home, made secure and private by a fob controlled electric gate. Set to the side of the driveway is a detached garage, adjacent to a separate timber outbuilding - ideal for use as a workshop or external office. There is also a hidden area for bin storage.

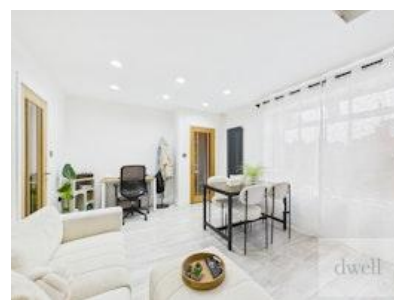
## Gallery



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## Area Description and Map

### Area Description

Hawswood Grove is just off Vesper Road, known for its close proximity to Kirkstall Abbey and Hawksworth Wood – ideal for those who love a walk in their wellies with a four-legged friend. There is a selection of local shops and takeaways whilst being ideally positioned within easy access to Spen Lane, Otley Rd and the outer ring road. The property is within walking distance of Kirkstall Retail Park, the famous Abbey and a number of popular pubs and eateries.

Just around the corner from the property is a bus stop offering regular links to Leeds City Centre, whilst Kirkstall Forge Train Station is also within walking distance.



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# Floor Plan

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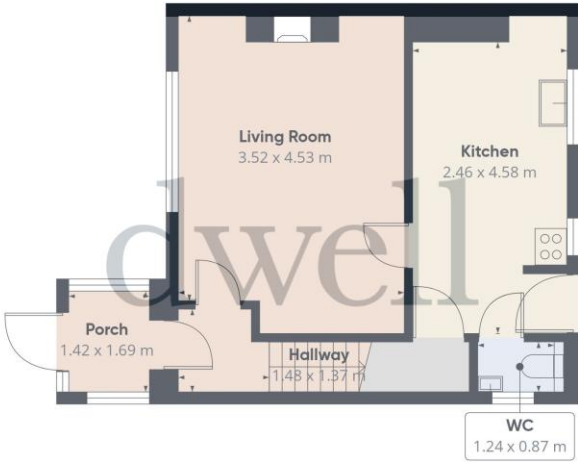
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## Floor Plan - Total floor area 71.3



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
71.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
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Rating

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