

# HUNTERS<sup>®</sup>

## EXCLUSIVE

15 Hawksworth Avenue, Guiseley, Leeds, LS20 8EJ

Asking Price £1,250,000

Property Images





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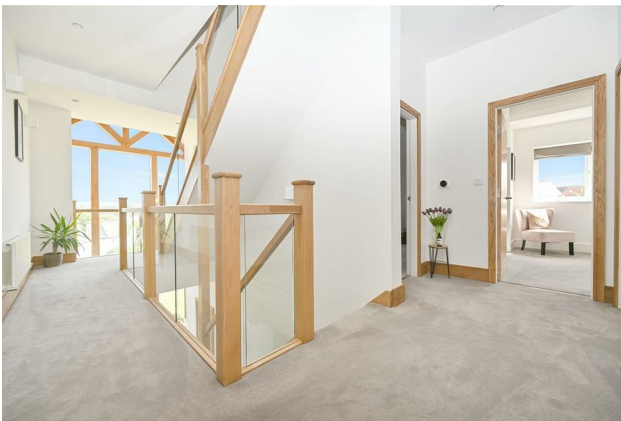
### Property Images



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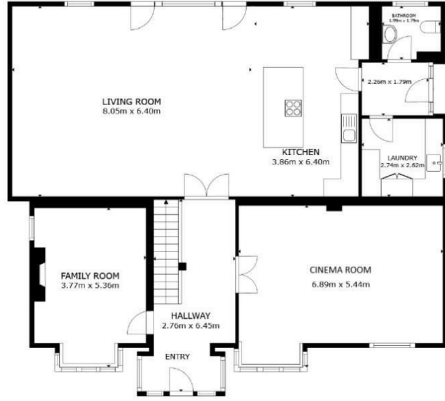
### Property Images





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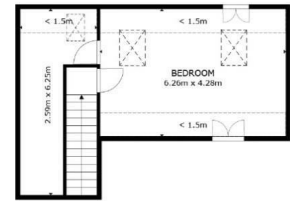
## EXCLUSIVE



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 166.8 m<sup>2</sup> FLOOR 2 135.1 m<sup>2</sup> FLOOR 3 31.3 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 12.1 m<sup>2</sup>  
 TOTAL : 333.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Detached Beds: 5 Bathrooms: 4 Receptions: 3 Tenure: Freehold

## Summary

Hawksworth House is a luxurious detached family home, rebuilt in 2021 with modern design and high-end finishes. Situated on an elevated plot, it offers stunning valley views and features oak and glass accents, Hansgrohe bathrooms, underfloor heating, and smart home technology. The home boasts multiple living spaces, a master suite with a walk-through dressing room, and spacious bedrooms, all designed for comfort and elegance. With a large terrace, landscaped gardens, and ample parking, it provides an ideal setting for family life and entertaining. Located in Guiseley, it offers easy access to local amenities, schools, and transport links.

## Features

- SUBSTANTIAL DETACHED FAMILY HOME • OPEN PLAN LIVING KITCHEN WITH BI FOLDING DOORS • SUPERB MASTER SUITE WITH WALK THROUGH DRESSING ROOM AND ENSUITE • OVER THREE FLOORS • CINEMA ROOM • CLOSE TO SCHOOLS AND TRAIN STATION • UTILITY ROOM AND GUEST WC • HUNTERS 360 TOUR • HIGH QUALITY FIXTURES AND FITTINGS