

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hawksworth Lane

Guiseley, Leeds, LS20 8HA

Asking Price £895,000



Council Tax: F





# 30 Hawksworth Lane

Guiseley, Leeds, LS20 8HA

Asking Price £895,000





## A map snippet from Google Maps showing a location marked with an orange pin. The pin is located on Bradford Rd, just south of its intersection with A65. The road A6038 runs diagonally from the bottom left towards the center. The area is mostly green, indicating vegetation, with some grey lines representing roads. The text 'ARK GATE' is visible near the pin. The Google logo and 'Map data ©2025' are at the bottom.

Approximate Floor Area = 236.3 sq m / 2543 sq ft  
(Including Garage)

Ground Floor

First Floor

Approximate Floor Area = 236.3 sq m / 2543 sq ft  
(Including Garage)

Please contact our Hunters Yeadon Office  
on 01132029923 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2012/27/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2012/27/EC

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