



76 HAWKSWORTH LANE GUISELEY LS20 8HE

Asking price £500,000

FEATURES

- An Extended Semi-Detached Property With Versatile Accommodation
- Numerous Living Spaces Including A Sitting Room, Dining Room & Large Conservatory
- Well Equipped Breakfast Kitchen With Integrated Appliances And Downstairs W.C
- Scope To Convert The Roof Void Subject To Permissions & Approvals
- Superb Opportunity For A Property Which Would Now Benefit From Some Modernisation
- Terrific Lawned & Private Rear Garden Ideal For A Family To Enjoy
- Additional Room Which Could Be Utilised As A Snug, Home Office Or Guest Bedroom
- Three Good Sized Double Bedrooms & A Family Bathroom With A Four Piece Suite
- Freehold / EPC Rating D / Council Tax Band E
- Situated In A Sought After Area Close To Excellent Schools, Amenities & Transport Links



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ESTATE AGENTS

An Extended & Versatile Semi-Detached With Large Garden

An extended and well-proportioned three bedroomed semi-detached property offering versatile accommodation in a highly sought after and popular residential area close to excellent local schools, amenities and transport links. Outside there is a terrific predominantly lawned and private rear garden, ideal for a family to enjoy with flagged patio ideal for outdoor entertaining. The property which would now benefit from some modernisation incorporates an entrance hall and numerous living spaces including a good sized sitting room, dining room and large conservatory which overlooks the rear garden. The well equipped kitchen and snug/office/guest bedroom and cloakroom complete the ground floor. Upstairs there are three generous bedrooms with two enjoying an attractive outlook across the valley and a family bathroom which comprises a four piece suite. The roof void is fully boarded and provides the opportunity to covert into further accommodation subject to the necessary planning permissions and approvals whilst a driveway provides off road parking for at least two cars. This property is certainly worthy of an appointment to view, which can easily be arranged by contacting Shankland Barraclough Estate Agents in Otley.

Guiselley

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming entrance hall with a double glazed entrance door, dado rail, radiator and stairs up to the first floor.

Sitting Room 18'5" x 13'0" (5.61m x 3.96m)

A light and airy sitting room enjoying a dual aspect with windows to the front elevation and to the rear into the conservatory. Feature fireplace housing an electric fire, five wall light points, radiator and ceiling cornice.

Dining Room 11'0" x 9'11" (3.35m x 3.02m)

Situated between the kitchen and conservatory with ceiling cornice and radiator.

Kitchen 15'2" x 11'2" (4.62m x 3.40m)

With a range of base and wall units incorporating cupboards, drawers, wine rack, breakfast bar and co-ordinating work surfaces with upstands. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher, washing machine and double electric oven with a four ring ceramic hob having an extractor over. Radiator, two windows, useful understairs cupboard, two windows to the front elevation and door to the side.

Inner Hall

With cloaks cupboard.

Cloakroom

With a low suite w.c and wash hand basin. Fitted cupboard, radiator and window to the side elevation.

Snug/Home Office/Guest Bedroom 13'9" x 7'9" (4.19m x 2.36m)

An extremely useful room that could be utilised in numerous ways including a secondary sitting room, home office or guest bedroom enjoying a window to the rear elevation overlooking the rear garden. Fitted wardrobe, radiator, ceiling cornice and French doors into:

Large Conservatory 22'0" x 9'6" (6.71m x 2.90m)

A spacious light and airy room with a glazed ceiling providing a superb space to enjoy the garden with radiator and French doors to the rear.

First Floor

Landing

With store cupboard off the stairs, window to the front elevation and laddered access to the partially boarded roof void with scope to convert subject to the necessary planning permissions and approvals.

Bedroom 1. 14'0" x 10'11" (4.27m x 3.33m)

A spacious principle bedroom having fitted wardrobes, radiator and window to to the rear elevation with an attractive outlook.

Bedroom 2. 10'11" x 10'0" (3.33m x 3.05m)

Another good sized double bedroom with radiator and window to the rear elevation.

Bedroom 3. 11'1" x 7'0" (3.38m x 2.13m)

With radiator and window to the front elevation.



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Family Bathroom

A spacious family bathroom with a four piece suite comprising a panelled bath with shower attachment, low suite w.c, pedestal wash hand basing and separate tiled shower stall with electric shower. Part tiled walls, linen cupboard, radiator and two windows to the side elevation.

Outside

To the front of the property there is a tarmacadam driveway providing off road parking for at least two cars with a lawned area and flower borders. A path to the side with outside tap leads round to the terrific rear garden where there is a raised seating flagged area. Steps lead down to the rest of the large and private predominantly lawned garden with flower borders housing mature shrubs and plants and a further flagged patio idea for outdoor entertaining.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers (O2, EE, Three & Vodafone). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band . For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

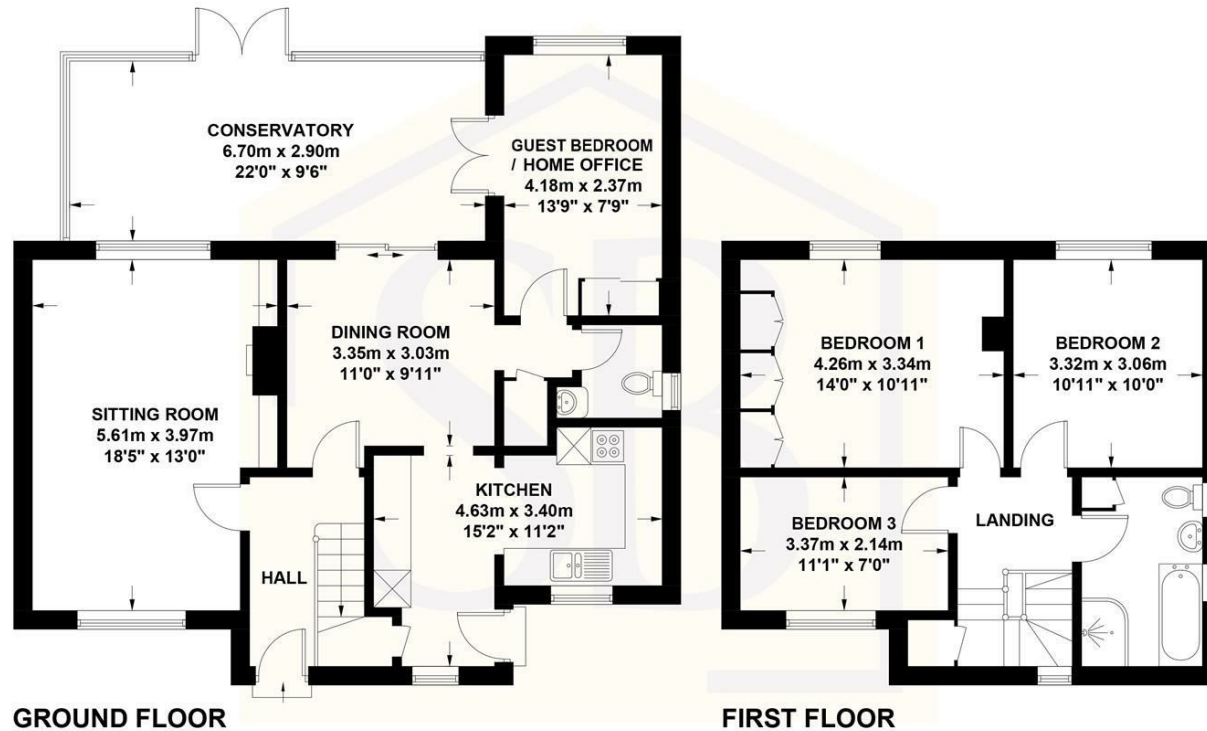
Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.



Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

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