Ornella's Estates

PROUDLY INDEPENDENT



2 Hawksworth Avenue

Guiseley, Leeds, LS20 8EJ

Price £259,950

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INTRODUCTION

Welcome to this lovely spacious mid-terrace home, perfectly positioned in the heart of Guiseley on the ever-popular Hawksworth Avenue. Ideally located within walking distance of Fieldhead School, excellent local amenities, and Guiseley Train Station, this charming property is perfectly suited to first-time buyers or those looking to downsize without compromise.

This much-loved home boasts a generous front garden, creating an inviting first impression. Step inside to a welcoming entrance hall leading to a convenient downstairs W.C., and into a bright and spacious lounge/diner, ideal for both relaxing and entertaining. The adjoining conservatory offers an additional light-filled living space, perfect for enjoying the garden all year round, while the fitted kitchen provides everything needed for modern living.

Upstairs, the property offers three well-proportioned bedrooms and a stylish house bathroom, providing comfortable accommodation for a range of buyers.

To the rear, you'll find an enclosed garden thoughtfully finished with Indian paving, creating a low-maintenance yet highly attractive outdoor retreat, perfect for al fresco dining or unwinding in the warmer months. A garden shed adds useful storage.

This is a fantastic opportunity to acquire a warm and welcoming home in a highly desirable location—early viewing is highly recommended.

WHAT OUR VENDORS SAY

Our house is both cosy and light, with plenty of storage capacity, large windows and deceptively spacious rooms. The living room/dining room is a great place to relax. It has been a very happy first home for us. We love the willow tree in the front garden, which changes with the seasons, and the patio out back for hosting barbecues in the summer. Our neighbourhood is secure, quiet and friendly, with great amenities on our doorstep. We have a car, but appreciate not having to use it on a daily basis. We also enjoy going for walks in the nearby countryside.

LOCATION

Hawksworth Avenue in Guiseley offers a wonderfully convenient and community-focused setting, surrounded by excellent amenities for families and professionals alike. Nearby, you'll find well-regarded schools such as Guiseley School and Tranmere Park Primary School, along with a selection of local nurseries that make early years care easily accessible. For fitness and wellbeing, residents benefit from facilities like Aireborough Leisure Centre, offering a gym, swimming, and sports amenities. Everyday essentials are close at hand with supermarkets including Morrisons, Aldi, and Lidl, while dining and social options are plentiful with favourites such as Murgatroyds and cafés like Costa Coffee providing welcoming spots to relax. Commuters are particularly well served by Guiseley railway station, offering convenient links to Leeds and beyond. Altogether, Hawksworth Avenue combines suburban comfort with excellent connectivity and a vibrant local scene, making it a highly desirable place to live.

APPROACH

As you approach this lovely home, you immediately see what lovely kerb appeal it has. With it's long grassed front garden and willow tree. Comprising:

ENTRANCE HALLWAY

Comprising Upvc double glazed door to the front elevation. Laminate flooring. Fitted cupboard. Stairs to first floor.

DOWNSTAIRS W.C.

Always great to have. Comprising low level w.c. Vanity unit with built in wash hand basin. Extractor fan. Part tiled walls.

FAMILY LOUNGE/DINER

21'10" x 6'6", (6.65m x 1.98m,)

Offering an abundance of natural light, this spacious family lounge/dining room comprises Upvc double glazed window to the front elevation overlooking the long sweeping garden. Patio doors leading into the conservatory. Two radiators. Electric feature fire. Coving to ceiling. TV point.

CONSERVATORY

Another extra space, great for a playroom or office. Comprising Upvc double glazed windows and door. Tiled flooring.

FITTED KITCHEN

11'0" x 7'9" (3.361 x 2.382)

Comprising Upvc double glazed window and door leading into the garden. Points for fridge freezer and washing machine. A wide range of fitted wall and base units with laminate worktops over. Porcelain sink. Integral electric over with induction hob and extractor fan over. Inset spot lights. Part tiled walls.

FIRST FLOOR

LANDING AREA

Comprising airing cupboard. Doors leading to:

BEDROOM.1.
11'0" x 8'10" fitted wardrobe (3.376 x 2.693 fitted wardrobe)
A lovely double bedroom comprising Upvc double glazed window to the front elevation over looking the garden and providing long distant views. Fitted wardrobe. Double radiator.

BEDROOM.2.
10'10" x 9'6" (3.315 x 2.910)
Another double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Fitted cupboard. Radiator.

BEDROOM.3.
6'3" x 5'11" (1.909 x 1.809)
Comprising Upvc double glazed window to the front elevation. Access to loft. Radiator.

HOUSE BATHROOM
5'9" x 5'0" (1.760 x 1.526)
Comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Vanity unit with built in wash hand basin. Low level w.c. Single radiator. Fully tiled walls.

OUTSIDE

PARKING
On street parking.

GARDENS TO FRONT AND REAR
To the front of the property there is a large garden which is accessed via a wooden gate, leading to a mainly laid to lawn area with flowers, trees and shrubbery.
To the rear there is a peaceful privately enclosed garden which is paved in Indian stone and garden shed, making it an ideal retreat for sitting out and enjoying the summer sun with family and friends.

ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.






Road Map



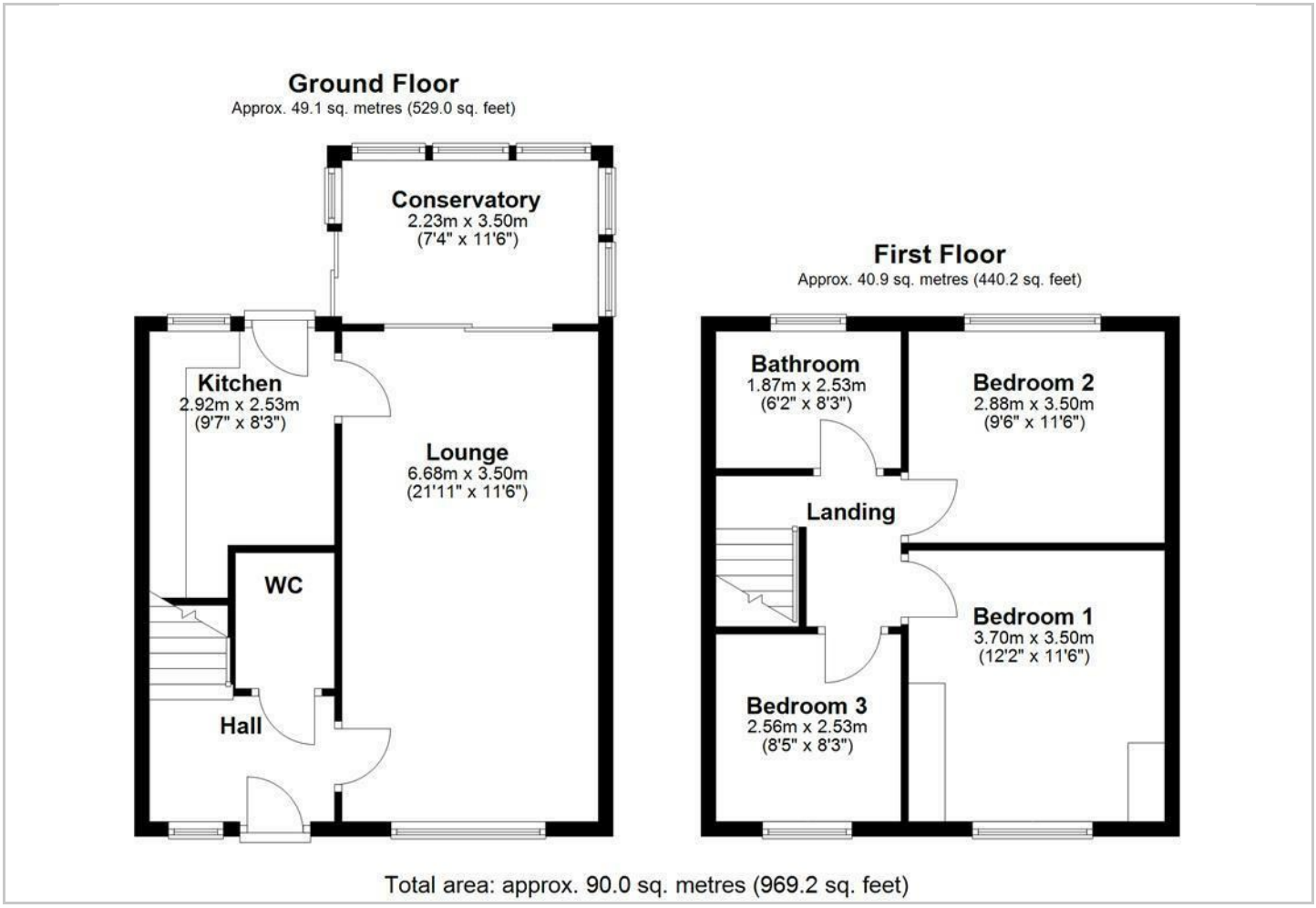
Hybrid Map



Terrain Map



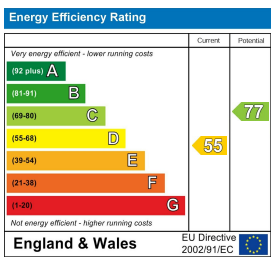
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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