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15 Hawkstone Avenue, Guiseley, Leeds, LS20 8ET

Offers Over £300,000



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Property Images



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Approximate Floor Area = 91.5 sq m / 985 sq ft (Including Loft)
Garage / Garden Shed = 19.0 sq m / 204 sq ft
Total = 110.5 sq m / 1189 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102945

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC	



Nestled in the desirable area of Hawkstone Avenue, Guiseley, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking to downsize.

The bungalow features a welcoming reception room, perfect for relaxation or entertaining guests. The layout is practical and functional, providing a warm and inviting atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the potential for a loft conversion, offering the possibility to expand your living space and tailor the home to your needs. This flexibility makes it an attractive option for those looking to invest in their future.

Outside, the property boasts a garage and a driveway, providing ample parking and storage solutions. The garden space offers a lovely area for outdoor enjoyment, whether it be for gardening, relaxing, or hosting gatherings.

Situated close to local shops and amenities, this bungalow is perfectly positioned for easy access to everyday conveniences. The vibrant community of Guiseley offers a range of services, making it an ideal location for modern living.

In summary, this semi-detached bungalow on Hawkstone Avenue is a delightful property with great potential, set in a sought-after area. With its practical layout, outdoor space, and proximity to local amenities, it is a wonderful opportunity for anyone looking to make a home in Guiseley.