



84 HAWKSWORTH LANE GUISELEY LS20 8HE Asking price £540,000

FEATURES

- Smartly Presented Semi-Detached Family Home
- Generous Sitting Room With French Doors To The Garden
- Three Good Sized Double Bedrooms, With The Main Having Fitted Wardrobes
- Attic Room Providing A Versatile Space For Hobbies Or Home Office
- Turn Key Property Having Been Recently Redecorated Throughout
- Large Lawned Rear Garden Ideal For Families
- Kitchen With Adjoining Dining Room Again Having Access To The Garden
- Smart Modern Shower Rooms With White Three Piece Suite
- Tenure Freehold / EPC Rating D / Council Tax Band E
- Ideally Situated Close To Local Schools, Amenities & Transport Links



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Smartly Presented 3 Bed Semi-Detached With Large Rear Garden

Located in a highly sought after area and popular residential area of Guiseley, this delightful three-bedroom house offers a perfect blend of comfort and practicality for families and professionals alike. Spanning an impressive 1,163 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly connects to the adjoining dining room. This inviting space not only facilitates family meals but also grants easy access to the large lawned rear garden, ideal for children to play and for hosting summer gatherings. The garden is a true highlight, offering a serene outdoor retreat for all to enjoy.

The property features three generously sized double bedrooms, with the main bedroom benefiting from fitted wardrobes, ensuring plenty of storage space. The modern shower room is equipped with a stylish white three-piece suite with walk in shower, providing a fresh and contemporary feel.

Additionally, the property includes a versatile attic room, which can be transformed into a hobby space or a home office, catering to the needs of today's lifestyle. With parking available for two vehicles and a garage, this home is not only practical but also perfectly positioned for family living.

This property is a wonderful opportunity for those seeking a comfortable and spacious family home in a desirable location. Don't miss the chance to make it your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

Guiseley

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 having a double glazed entrance door, tiled floor, useful understairs storage, radiator and stairs up to the first floor.

Sitting Room 18'5" x 12'8" (5.61m x 3.86m)

A spacious light and airy sitting room enjoying a dual aspect with window to the front and French doors

out to the rear garden. Decorative fireplace, ceiling cornice, recessed spotlights and two central heating radiators.

Dining Room 10'11" x 9'10" (3.33m x 3.00m)

A lovely room situated just off the kitchen which again enjoys French doors out to the rear garden. Tiled floor, radiator, ceiling cornice and archway into:

Kitchen 11'5" x 6'4" (3.48m x 1.93m)

With a range of base and wall units incorporating cupboards, drawers, wine rack and co-ordinating work surfaces having a tiled splash back. Attractive ceramic sink with mixer tap, space for an under counter fridge and plumbing for an automatic washing machine and dishwasher. Integrated electric oven with a four ring gas hob having a stainless steel hood over, radiator, tiled floor, ceiling cornice, door to the side and windows to both the front and side elevation.

First Floor

Landing

With a large window to the front elevation, linen cupboard, radiator and access to the attic room.

Bedroom 1. 13'9" x 10'11" (4.19m x 3.33m)

A good sized double bedroom having a range of fitted wardrobes, radiator, recessed spotlights and window to the rear elevation enjoying views across the valley.

Bedroom 2. 9'11" x 8'2" (3.02m x 2.49m)

Another delightful double bedroom with recessed storage area, radiator and window to the rear elevation over looking the rear garden.

Bedroom 3. 10'11" x 7'0" (3.33m x 2.13m)

Double bedroom with feature panelled wall, recessed spotlights, radiator and window to the front elevation.

Shower Room

A smart shower room with a modern three piece suite comprising a large walk in shower with fixed head and shower attachment, low suite w.c and wall hung wash hand basin. Fully tiled walls and floor, heated towel rail, recessed spotlights and two windows to the side elevation.

Attic Room 24'3" x 9'4" (7.39m x 2.84m)

Accessed via a permanent staircase off the landing, this attic room would make an ideal hobbies area or office for those working from home with recessed spotlights, two velux windows enjoying long distance views to the rear and under eaves storage.

Outside

Garage 16'1" x 8'9" (4.90m x 2.67m)

A terrific storage space with double entry doors.



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Garden

A stunning large rear garden, an ideal space for a growing family to enjoy. The garden fully enclosed and is predominantly laid to lawn with flower borders having a flagged patio and decked area providing ideal space for outdoor entertaining and alfresco dining. A garden shed provides useful outside storage whilst to the front there is a further lawned garden with flower borders and gravelled area. A driveway provides off road parking for numerous vehicles.

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 10000 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers. For further information please refer to:

<https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

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.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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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.

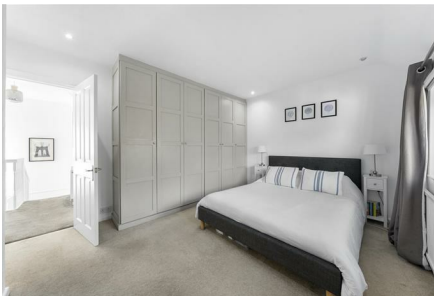
Mortgage Advice

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

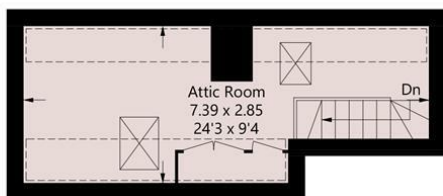
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



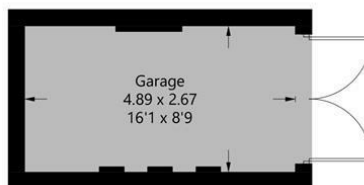
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Hawksworth Lane, Guiseley, LS20

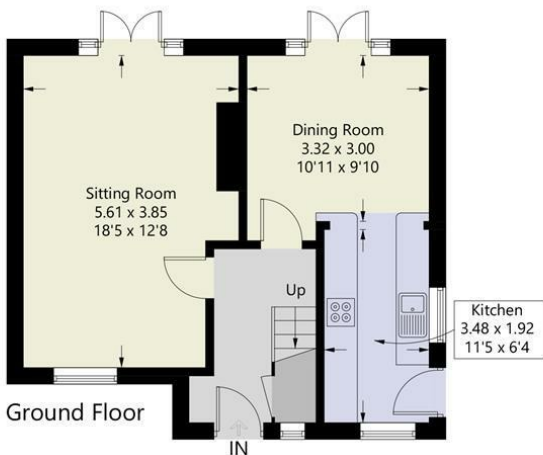
Main = 102.7 sq m / 1105 sq ft
 Limited Use Area = 8.6 sq m / 92 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 124.6 sq m / 1340 sq ft



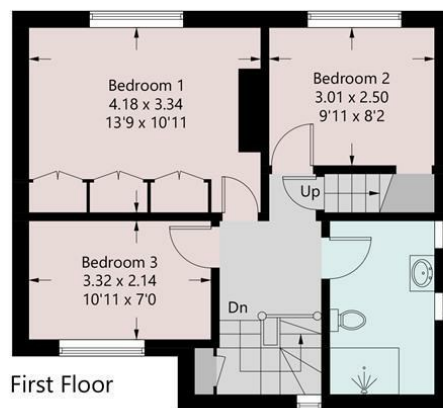
Second Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. Pursuant to RICS property measurement 2nd edition
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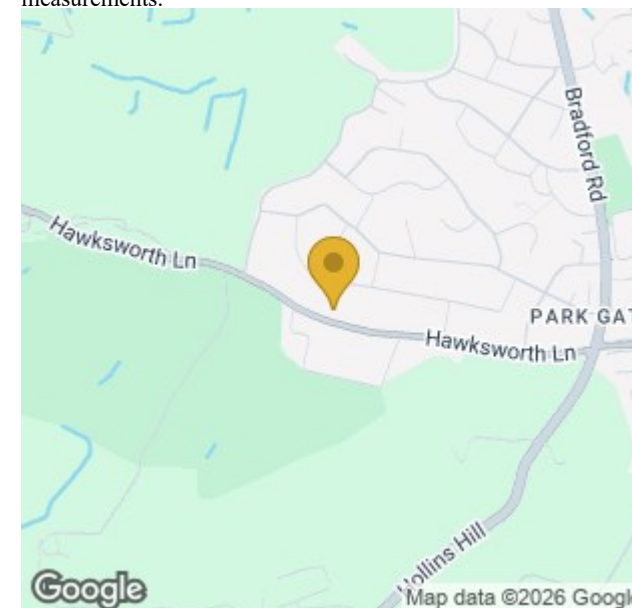


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

78

65

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
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www.shanklandbarracrough.co.uk

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