

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**53 Hawkhill Avenue, Guiseley, Leeds, LS20 8AS**

**Asking Price £260,000**

**Property Images**



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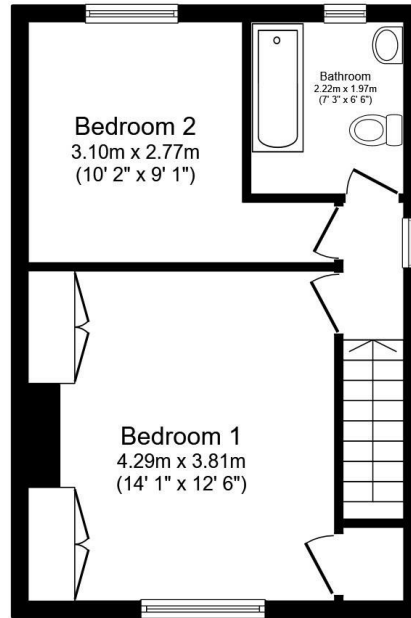
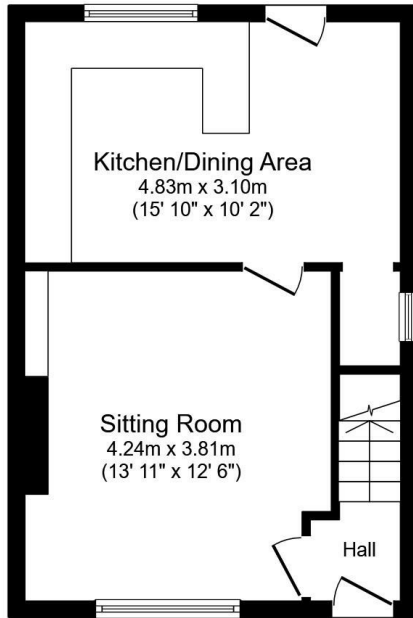
## Property Images



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Total floor area: 71.8 sq.m. (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

Nestled on Hawkhill Avenue in the charming town of Guiseley, Leeds, this semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. Boasting two well-proportioned bedrooms and a stylish bathroom, this property is ideal for small families, couples, or individuals looking for a serene yet convenient lifestyle.

The heart of Guiseley is just a stone's throw away, providing easy access to a variety of shops, schools, and essential amenities. This prime location ensures that residents can enjoy the best of both worlds: a peaceful residential area with the vibrancy of local life nearby.

The property is presented in a very high specification, reflecting contemporary design and quality finishes throughout. The single reception room offers a welcoming space for relaxation and entertaining, making it perfect for both quiet evenings and social gatherings.

With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new abode. Whether you are a first-time buyer or looking to downsize, this property is a must-see. Embrace the opportunity to make this delightful house your new home in the heart of Guiseley.

## Features

- 2 cosy bedrooms
- Modern semi-detached house
- High-specification interiors
- 1 stylish bathroom
- Spacious reception room
- Close to Guiseley centre
- Near shops and schools
- No onward chain
- Convenient location
- Viewing recommended