

HUNTERS®

HERE TO GET *you* THERE

44 Hawksworth Avenue, Guiseley, Leeds, LS20 8EJ

Price £499,950

Property Images



Property Images



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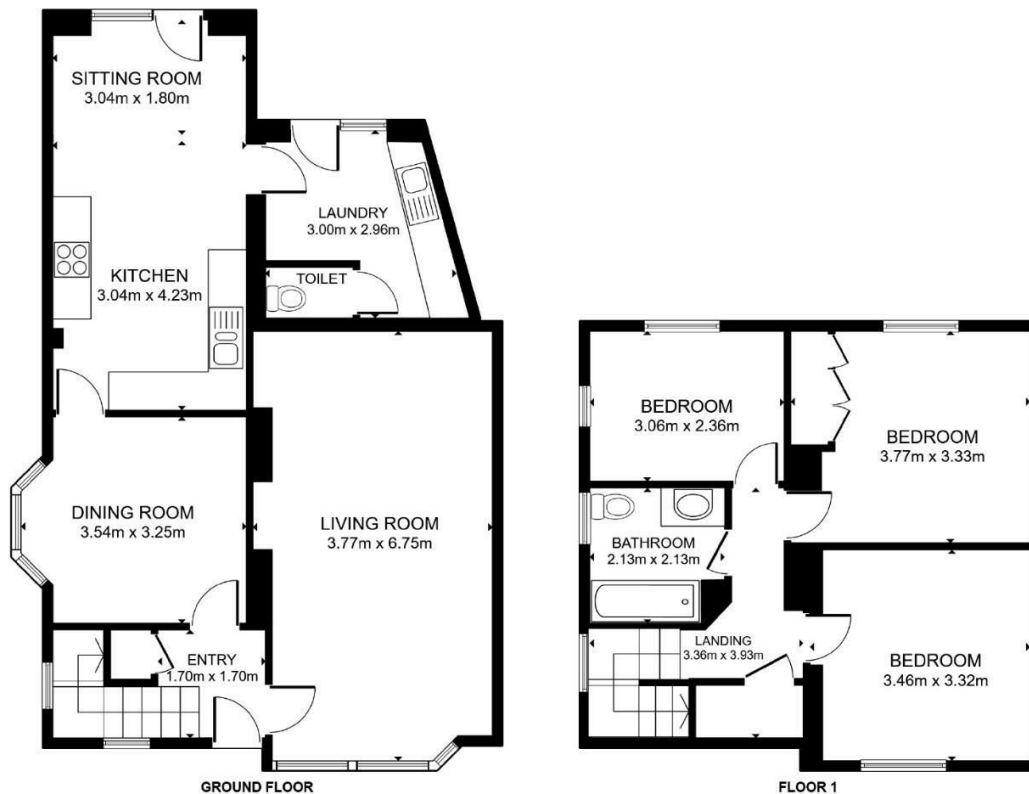
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GROUND FLOOR

FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 70.6 m² FLOOR 1 45.5 m²
TOTAL : 116.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	84
(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 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

This stunning extended three bedroom semi-detached home is a true gem, boasting exceptional living space and high-quality fixtures and fittings throughout. Located in a quiet cul-de-sac, this property enjoys a tranquil setting with easy access to nearby amenities.

As you step inside, you'll be greeted by a spacious entrance hall leading to the open-plan living and study area, which has been beautifully designed to create a warm and inviting space. The large windows flood the room with natural light, making it the perfect place to relax and unwind.

The modern kitchen is a chef's dream with high-end stainless steel appliances. The breakfast area provides a convenient spot for quick meals, while the adjacent utility room offers additional storage and laundry facilities along with a guest wc. There is Karndean flooring throughout the dining and kitchen areas.

Upstairs, you'll find three generously sized bedrooms each with a plenty of natural light. The luxurious family bathroom is finished to a high standard, featuring a sleek modern design and elegant fixtures. Outside, the large landscaped garden is the perfect place to entertain guests or simply soak up the sun.

The patio area is ideal for alfresco dining, while the well-manicured lawn offers plenty of space for outdoor activities. The property also benefits from a detached garage and driveway providing off-street parking.

Located in a sought-after area close to nearby schools, this exceptional property offers the perfect blend of style, comfort, and convenience. Don't miss out on the opportunity to make this your dream home!

Features

- EXTENDED BREAKFAST KITCHEN • LARGE REAR GARDEN • HIGH SPECIFICATION • EXTREMELY SOUGHT AFTER LOCATION • CHARACTERFUL FEATURES • RECENTLY REPLACED ROOF, BOILER AND WINDOWS • UTILITY AND GUEST WC • SCOPE TO EXTEND - STP • DETACHED GARAGE AND DRIVEWAY • HUNTERS 360 TOUR EPC RATING D