



## Hawkcrest, Hawkstone View, Guiseley, West Yorkshire, LS20 8ER

An impressive three bedroom detached home boasts generous living space and is meticulously presented throughout. Nestled in a highly desirable area of Guiseley, this property offers both comfort and convenience. Features include a private driveway and an attached garage, providing ample parking and storage solutions, and surrounding landscaped gardens.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ

Tel: 01274 532323 Email: [baildon@dacres.co.uk](mailto:baildon@dacres.co.uk)

**dacres.co.uk**   





**Hawkcrest, Hawkstone View,  
Guiseley, West Yorkshire, LS20 8ER**

**Guide Price: £450,000**

- Individually designed detached residence
- Three bedrooms
- House shower room
- Spacious dining kitchen
- Dual aspect living room
- Guest W.C.
- Large integral double garage



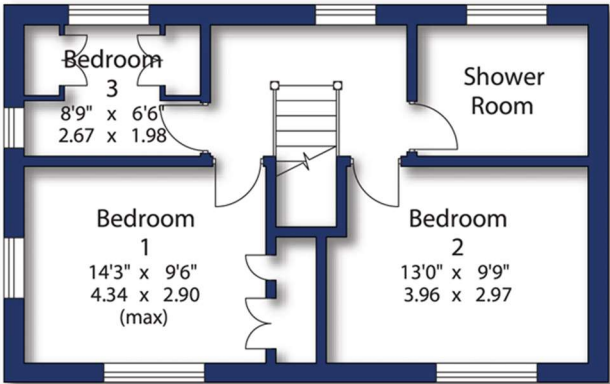
## General remarks

Dacre, Son & Hartley are delighted to offer to the market this beautifully presented and generously proportioned three bedroom detached home is located in a highly sought-after residential area, offering an ideal blend of comfort and style. With its spacious interior, the property provides versatile living spaces that are perfect for both family life and entertaining guests. The home's prime Guiseley location offers easy access to local amenities, reputable schools, and excellent transport links, making it a convenient choice for commuters and families alike

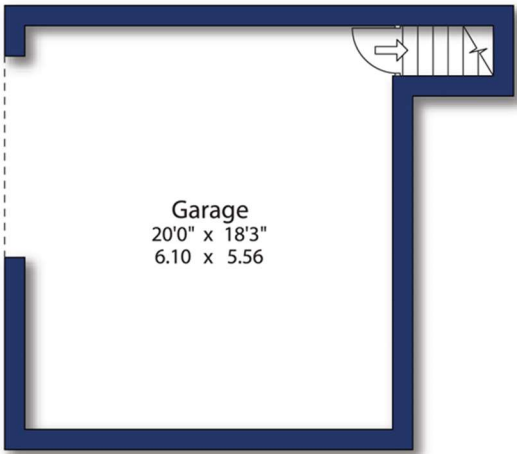
The accommodation briefly comprises an inviting entrance hallway, a cloakroom, a spacious lounge, and a kitchen/diner, all located on the ground floor. On the first floor, you'll find two generously sized double

bedrooms, a third single bedroom, and the main family bathroom. Additionally, the property boasts a large double garage on the lower ground floor, accessible both from the kitchen and from outside.

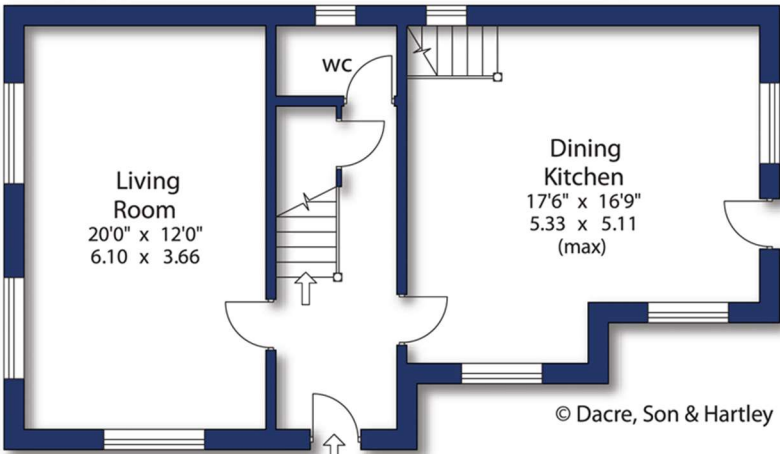
Externally, the property boasts a spacious driveway that offers ample off-street parking, ideal for multiple vehicles. The home is surrounded by beautifully maintained gardens, which enhance its overall charm and provide a peaceful retreat from everyday life. These landscaped gardens, with their lush greenery and colourful planting, create an inviting outdoor space perfect for relaxing, entertaining, or enjoying al fresco dining. A great sized double garage which can be accessed from both inside the property and via the driveway with up and over doors, wall and base units, concrete flooring, plumbing for washing machine and dryer, boiler and useful tap.



First Floor



Lower Ground Floor



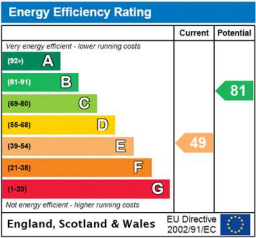
Ground Floor

© Dacre, Son & Hartley

 **Mortgage  
Advice Bureau**  
01274 515 763

 **Dacres Surveys**  
Call for a quote  
01943 885 400

**Disclaimer** 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.











Contact us



01274 532323



baildon@dacres.co.uk

## Directions

From Dacre Son & Hartley's Guiseley office proceed on the A65 Otley Road towards White Cross. At the traffic lights turn left into Victoria Road and at the crossroads turn right into Park Road. Before reaching the main crossroads with Bradford Road turn left into Old Hollins Hill. Take the third right hand turning into Hawkstone View and the property can be found occupying a pleasant position on left.

What3Words vouch.cost.twins

## Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band E

## Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street parking and double garage

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: CSC231478