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# 23 Hawksworth Lane, Guiseley

This deceptively spacious, two bedroom detached bungalow has superb, generous South facing gardens to the rear and is situated on the outer fringe of Tranmere Park Estate in Guiseley, close to Bradford Golf club and surrounding countryside.

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# 23 Hawksworth Lane, Guiseley, Leeds, West Yorkshire, LS20 8HD

Bradford 7.5 miles, Leeds 10.5 miles, Harrogate 15.5 miles (all distances approximate)

**Guide Price:** £495,000

- Deceptively Spacious 'true' Bungalow
- Two Double Bedrooms
- Development potential (subject to planning)
- Generous South Facing Rear Garden
- Detached Garage & Ample Parking
- Summer house
- Light and airy rooms
- Superb location







## General Remarks

This beautifully presented two bedroom, detached 'true' bungalow has a wealth of character including high ceilings and deep bay windows. It also has superb, generous Southerly facing gardens to the rear and is situated on the outer fringe of the regarded Tranmere Park Estate.

This delightful home has a flexible layout with generous reception rooms and bedrooms that could be configured in a number of ways. There is also potential to extend (as have the neighbouring properties), subject to the usual permissions being obtained.

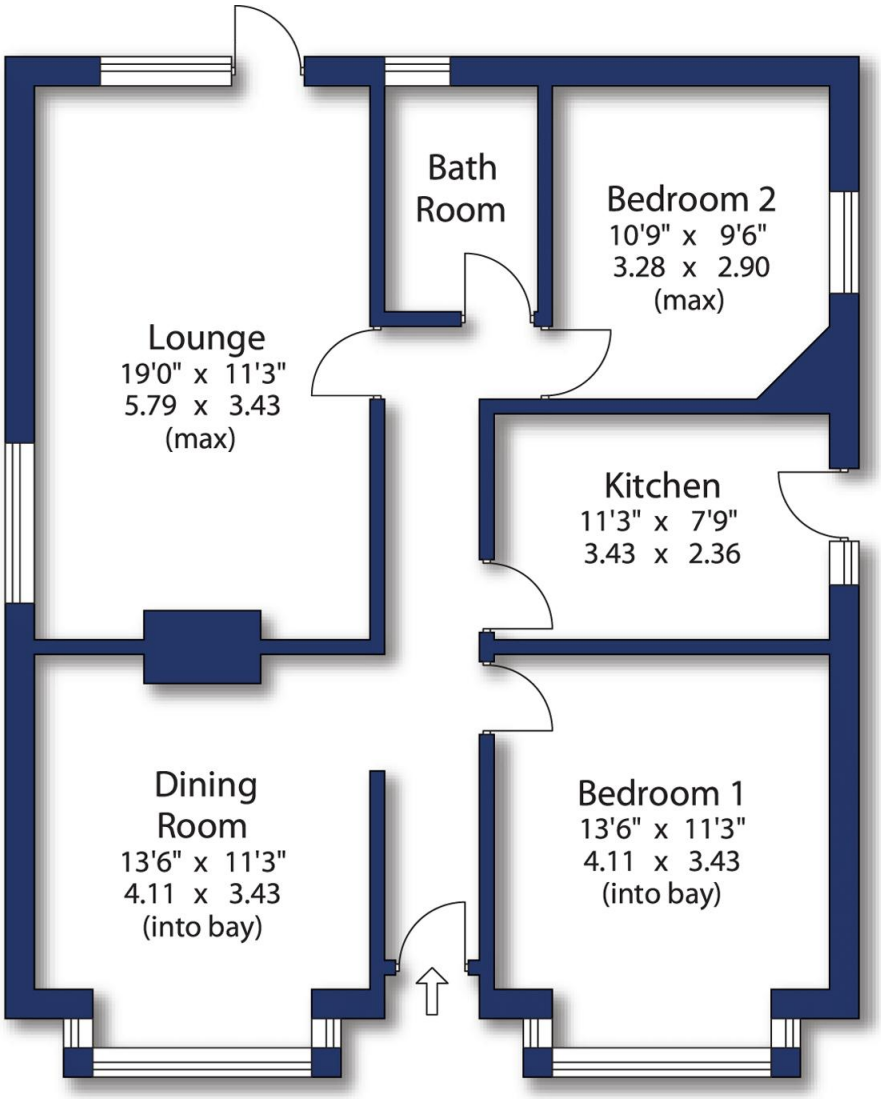
Internally, the property comprises of an entrance porch leading to an entrance hall off with dining room off which has a bay window to the front and a feature fireplace. At the rear of the property is a generous sized lounge with large windows to two elevations affording a good deal of natural light and overlooking the fabulous garden. A French door leads out to a paved seating area and an ornate fire surround houses a living flame coal effect gas fire.

The kitchen is in the centre of the property and has a range of white wall, base and drawer units with working surfaces over. There is also space for a bistro table and external door.
The master bedroom is at the front of the property with a deep bay window and the second double bedroom is at the rear of the property, both have use of the modern shower room which has a step in shower enclosure.

Outside, to the rear, the gardens are fully enclosed with a southerly facing aspect and separated into a patio area and a vast lawned area which is surrounded by mature shrubs and trees. There is also an open aspect to the rear which adjoins the Scout field. At the front of the property there is ample parking, both in front of the property and the driveway which leads to the garage, along with a pleasant summerhouse.

Guiseley offers an excellent range of local shopping, schooling and recreational amenities with its own railway station and the major business centres of both North and West Yorkshire within comfortable travelling distance. Leeds/Bradford International Airport is situated at nearby Yeadon.

# Floorplans

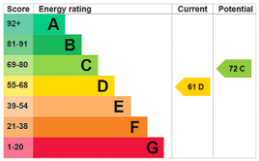



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Contact us

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## Directions

From the Dacre, Son & Hartley Burley office, follow Station Road to the roundabout and turn right onto Main Street. At the next mini roundabout, take the second turn to continue on Main Street and at the roundabout, take the third exit onto Bradford Road. Continue along Bradford Road and at the roundabout by the Fox, take the second exit to continue on Bradford Road. At the next roundabout take the third exit onto Thorpe Lane and at the end of the road turn left onto Hawksworth Lane where the property will be found on the right hand side. What3Words: parks.regime.dices

## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band

## Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and off street driveway parking

## 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

## 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: BUR260088