



## HAWKSWORTH LANE

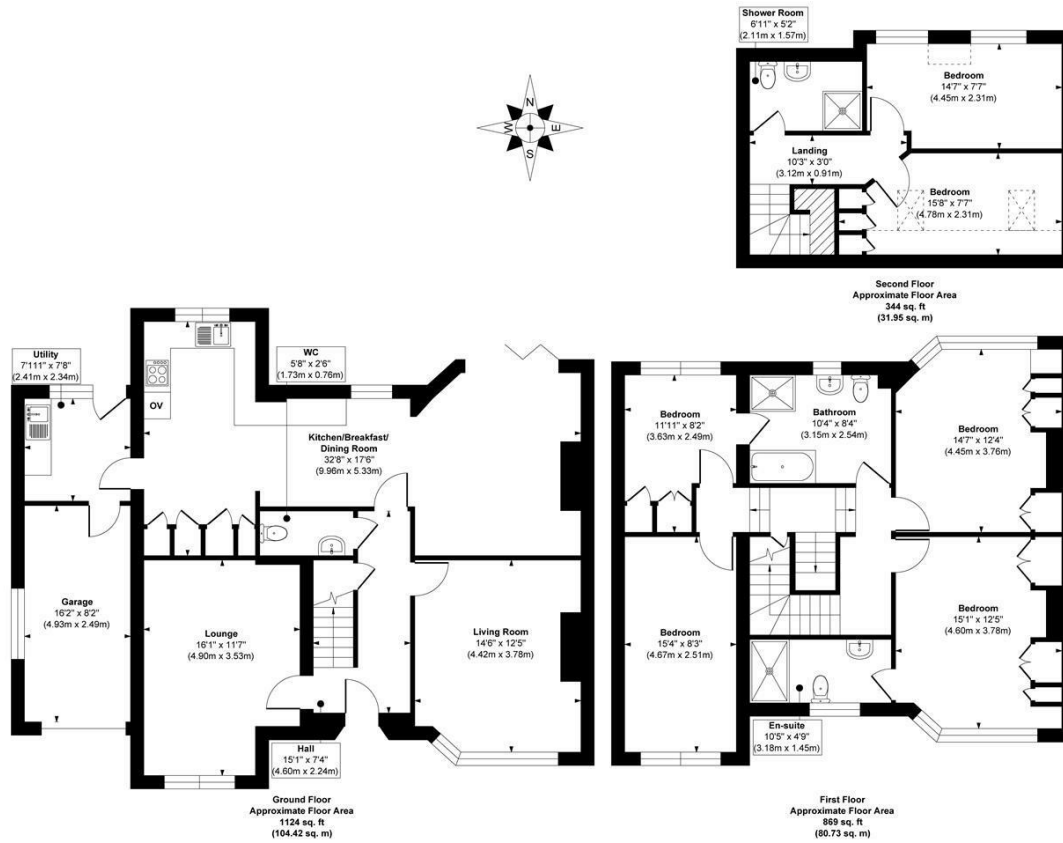
LEEDS, LS20 8HA

£850,000  
FREEHOLD

This exceptional semi-detached family home has been thoughtfully extended and beautifully modernised to create a stunning residence offering generous and versatile accommodation across three floors. Occupying a substantial plot with gated frontage, extensive parking, a detached garage and a superb rear garden, the property perfectly combines contemporary living with practical family functionality.

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**Approx. Gross Internal Floor Area 2337 sq. ft / 217.10 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(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	

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/tenants are advised to recheck the measurements

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