



## Moorcross, Old Lane, Hawksworth, Leeds, LS20 8PD

Moorcross is an impressive five bedroom detached home, perfectly situated in the heart of the picturesque and highly desirable Hawksworth village. Occupying a substantial plot approaching 0.3 acres, this exceptional home provides a rare opportunity to enjoy generous living spaces including four ground floor bedrooms, excellent privacy, and superb high-quality finishes throughout.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ  
Tel: 01274 532323 Email: [baildon@dacres.co.uk](mailto:baildon@dacres.co.uk)



## Moorcross, Old Lane, Hawksworth, Leeds, West Yorkshire, LS20 8PD

**Guide Price: £950,000**

### General Remarks

Dacre, Son & Hartley is thrilled to present Moorcross, a substantial five bedroom detached bungalow nestled in the heart of the picturesque and highly sought-after Hawksworth village. Set on a generous plot nearing 0.3 acres, this exceptional home offers a rare opportunity to enjoy spacious living, privacy, and outstanding high-quality finishes throughout. Properties of this calibre and setting are incredibly rare to the market, making this an unmissable opportunity for those seeking a spacious home in a prime village location.

Finished to an exacting standard, this stunning home boasts spacious and light-filled accommodation, thoughtfully designed to provide both comfort and modern luxury. The property features four generously sized double bedrooms, two of which benefit from private en-suite facilities, alongside a luxurious main bathroom suite.

Designed for both everyday living and entertaining, the home offers multiple large reception rooms, creating a versatile and welcoming layout. Adding to the impressive space, a converted attic provides a fantastic home office or an additional bedroom, perfect for a guest room or those working from home.



Externally, the property is surrounded by beautifully landscaped gardens, creating a private and tranquil setting ideal for outdoor entertaining, relaxation, or simply enjoying the charming village ambiance. The expansive grounds offer a variety of mature planting, manicured lawns, and inviting patio areas, perfect for hosting gatherings or unwinding in the serene surroundings.

A large driveway provides ample off-road parking and leads to a detached double garage, offering excellent storage or potential for further development. The combination of generous outdoor space, practicality, and stunning presentation makes this an exceptional opportunity for those seeking a premium home in a prime village location.







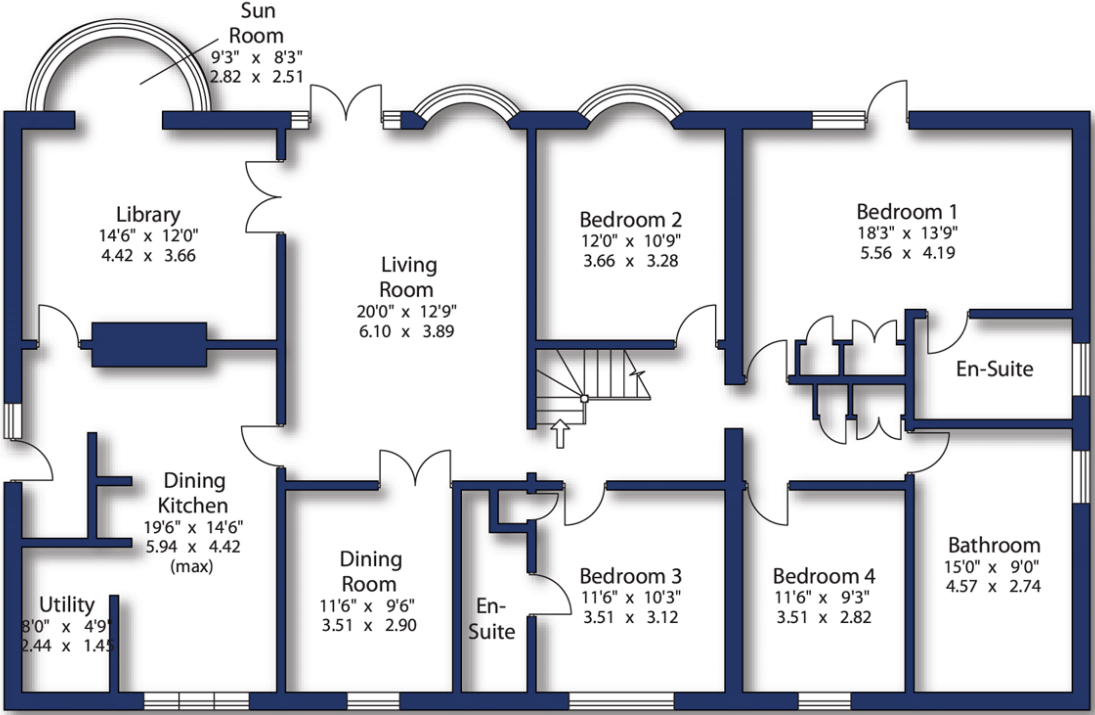




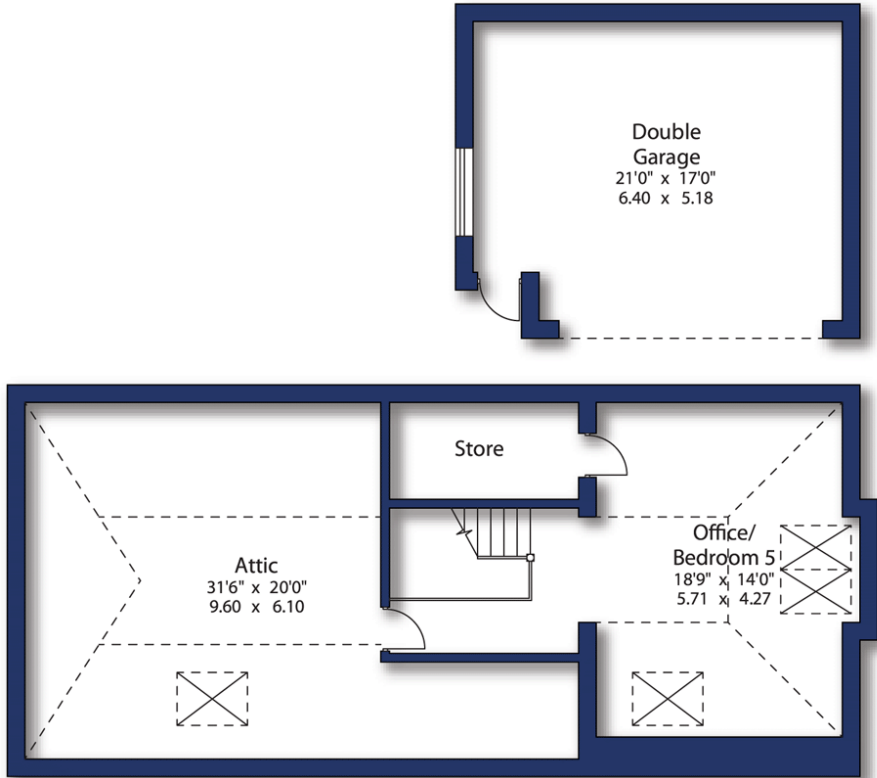




# Floorplans



Ground Floor



First Floor



**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.

## Directions

From Park Road in Guiseley head towards Hawksworth Village. At the crossroads proceed straight forward onto Hawksworth Lane. Proceed for some time and continue through Hawksworth Village on Main Street, passing Odda Lane and onto Old Lane. Moorcross is the last house in the right-hand side before the crossroads.

What3Words minus.notice.hopes

## Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band G

## Tenure, Services & Parking

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

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

## 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 £24.00 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: GUI230184

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Call for a quote  
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CONTACT US  
 01274 532323 [baildon@dacres.co.uk](mailto:baildon@dacres.co.uk)  
