



The Hillings, Hillings Lane, Hawksworth, Leeds, LS20 8PE

A striking modern detached residence offering exceptional space and versatility, ideally suited to family life. The property features two generous reception rooms, a stylish and sociable kitchen diner, and five beautifully appointed bedrooms, each with its own en suite and far-reaching views across open farmland. The home is complemented by extensive gardens, a driveway providing ample parking, and a spacious garage.

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The Hillings, Hillings Lane, Hawksworth, Leeds, West Yorkshire, LS20 8PE

Guide Price: £950,000

General Remarks

The Hillings is a truly remarkable modern detached residence, thoughtfully designed and built to exacting standards, offering generous proportions and a wealth of contemporary features throughout. Enjoying an enviable position with far-reaching views across neighbouring farmland, this impressive home provides flexible and versatile living space ideally suited to the needs of today's modern family.

Upon entering, a welcoming reception hall immediately sets the tone for the quality and space that continues throughout the property. The ground floor has been designed with family life and entertaining in mind, featuring a stunning open-plan living kitchen and family area – the true heart of the home. This superb space is fitted with an extensive range of stylish units and integrated appliances, with ample room for both dining and relaxation. Both the family area and the formal sitting room feature exposed brick chimney breasts, creating distinctive focal points and adding character to the contemporary design. The ground floor further benefits from a spacious formal dining room, a larger-than-average utility room with a functional preparation kitchen off, a useful cloakroom/WC, and a practical layout that flows beautifully from one room to the next.



To the first floor, a feature galleried landing with spindled balustrade provides an attractive central space and leads to a collection of generously sized double bedrooms - each benefitting from its own en suite facilities. This thoughtful layout offers flexibility for a range of family arrangements, whether accommodating older children, guests, or creating dedicated work-from-home spaces.

Externally, The Hillings stands within generous lawned gardens that wrap around the front, side, and rear of the property, providing plenty of outdoor space for relaxation and recreation. An elevated decked terrace to the rear enjoys a delightful open aspect with views across the adjoining farmland, creating an ideal spot for outdoor dining or simply enjoying the peaceful surroundings. A block-paved driveway provides ample off-street parking and leads to a large garage, ensuring both practicality and convenience.

In summary, The Hillings is an exceptional modern home that perfectly combines generous living space, stylish contemporary design, and a wonderful semi-rural setting - a home that truly must be viewed to be fully appreciated.







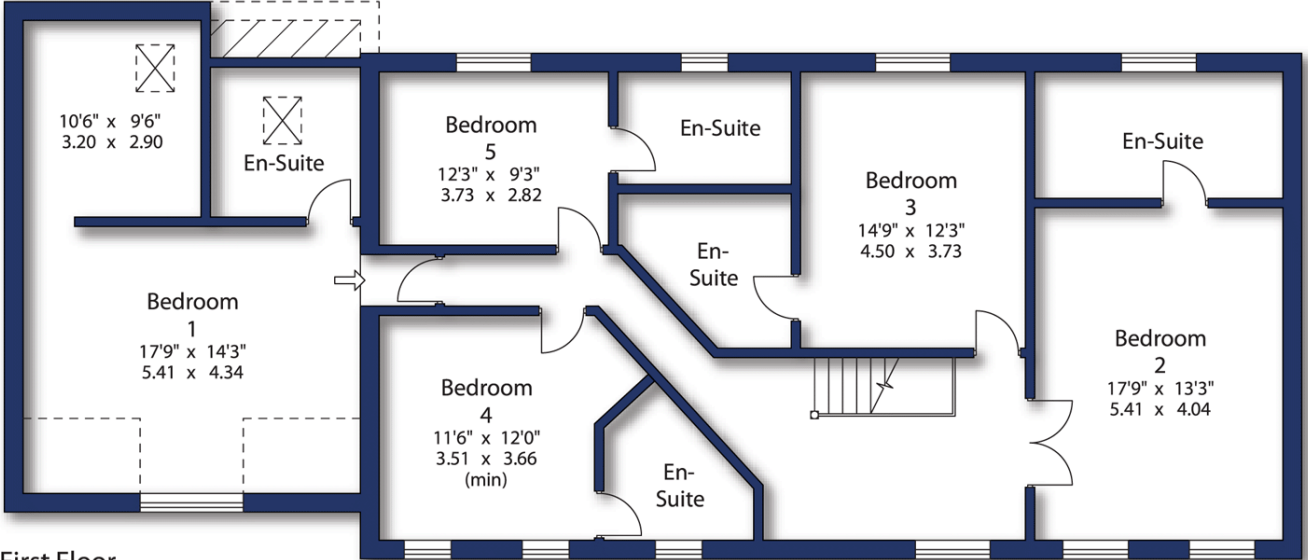




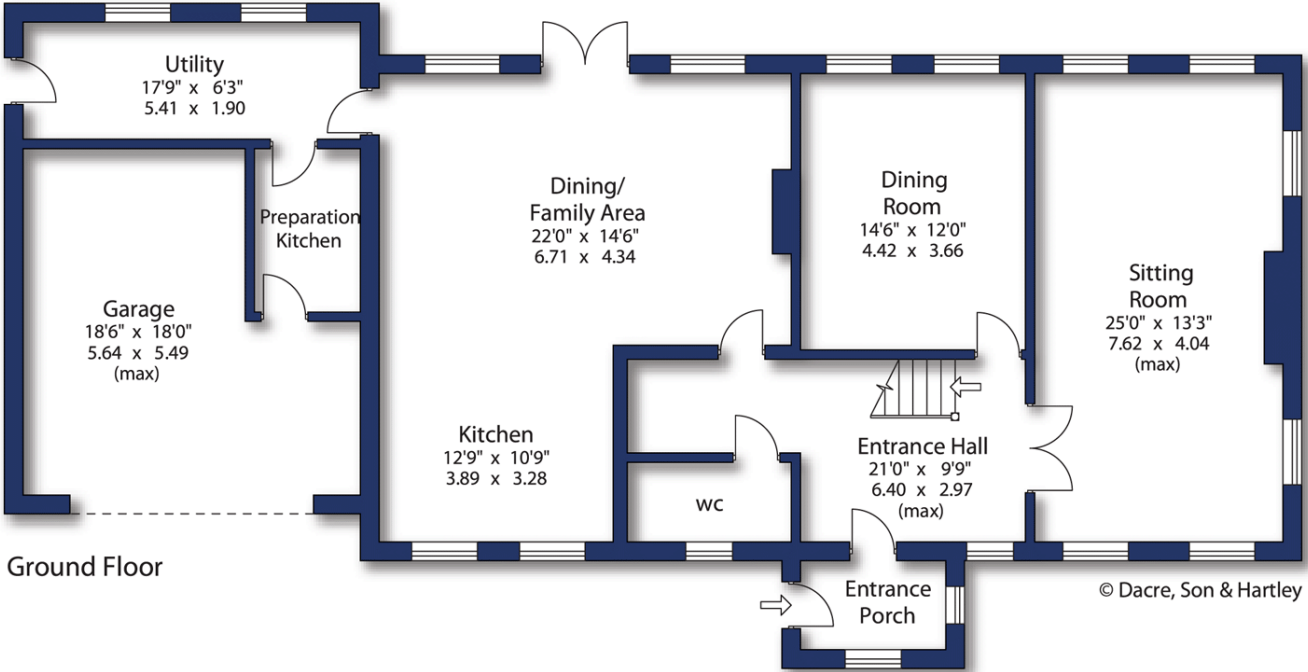




Floorplans



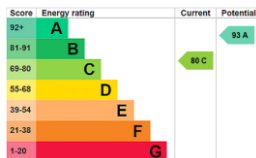
First Floor




Ground Floor





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Directions

From Guiseley centre proceed along the A65 towards Ilkley. At the White Cross roundabout, take the second exit and proceed up Thorpe Lane. At the junction at the top, turn right and continue through Hawksworth Village. After a short while, turn right at the cross roads into Hillings Lane and then the first turning on the right. The Hillings can then be found at the head of the cul-de-sac on the left hand side and identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words caked.oiled.clean

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 large 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/government/organisations/department-for-environment-food-and-rural-affairs/publications/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 £26.10 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.

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