



Odda Cottage, Main Street, Hawksworth, Leeds, LS20 8NX

Odda Cottage is a substantial and individually designed executive residence in the heart of Hawksworth Village, enjoying epic panoramic valley views across the surrounding valley. Offering five bedrooms, four bathrooms, open plan kitchen diner and an impressive games room, the property combines spacious family accommodation with a high standard of modern presentation and quality fixtures and fittings throughout. Beautifully landscaped gardens include a rear woodland garden and southerly facing front garden, sweeping driveway and double garage.

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Guide Price: £1,250,000

General Remarks

This substantial and individually designed family home has been thoughtfully upgraded, extended and reconfigured by the current owners to create an impressive and highly versatile residence. Occupying an elevated position with stunning southerly views, the property is approached via a private driveway shared by just two properties and offers ample parking from its sweeping driveway and a double garage with remote control access.

Arranged over three floors, the accommodation includes an entrance hall, large lounge with multi-fuel burning stove and a full wall of bespoke fitted cabinetry, shelving and cupboards leading through to the home office, together with a superb open plan kitchen diner. The kitchen is fitted with solid natural wood units, while the adjoining sitting area features a central multi-fuel burning stove. Large windows, roof lights and sliding doors flood the space with natural light and provide direct access onto the impressive balcony with glazed balustrades, perfectly positioned to enjoy the panoramic views. The majority of the ground floor features beautiful solid wood herringbone flooring. The ground floor has also been cleverly reconfigured to include a bedroom with en suite shower room, while a rear extension has created a useful utility room and additional W.C.



To the first floor is the generous principal bedroom with fitted wardrobes and en suite, together with three further bedrooms and a family bathroom. A spacious landing provides useful additional cupboard storage, while all of the bathrooms have been upgraded by the current owners. The lower ground floor provides an excellent games and music room, further W.C. and direct access onto the patio. Another useful feature is the several storage rooms accessed externally from the front of the property, offering excellent additional storage and, subject to any necessary permissions, potential for conversion to create further habitable accommodation such as a garden room or home office.

Externally, the beautifully landscaped gardens provide excellent space for entertaining and include a dedicated outdoor kitchen area, patio and seating areas, all complemented by the elevated position and far-reaching views. Gas central heating and double glazing complete this exceptional family home, offering an excellent combination of space, versatility, modern presentation and an enviable setting.







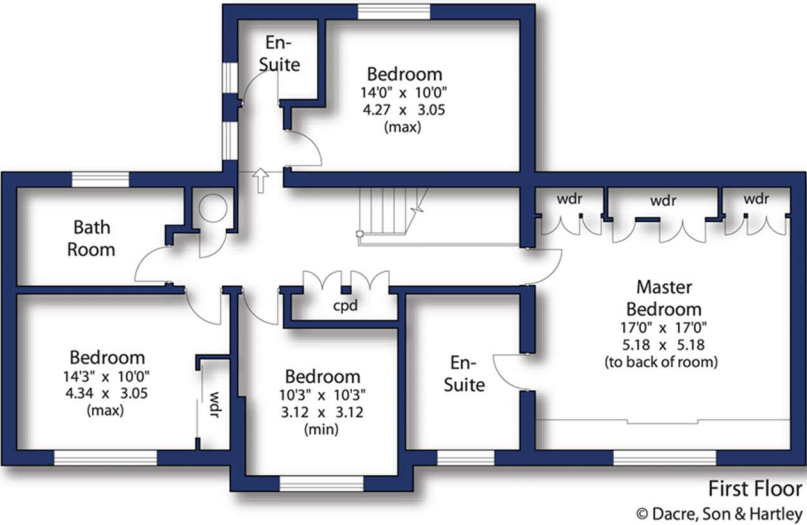
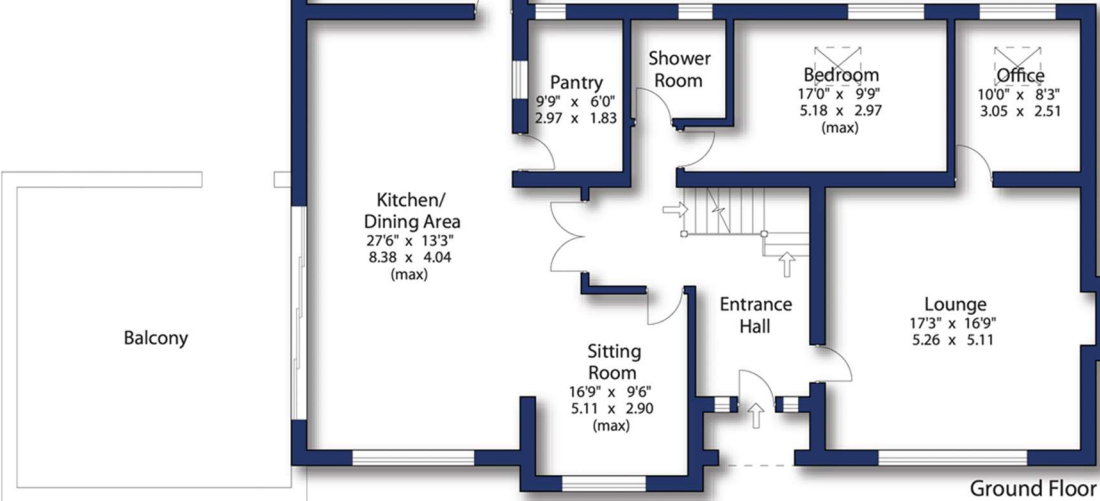
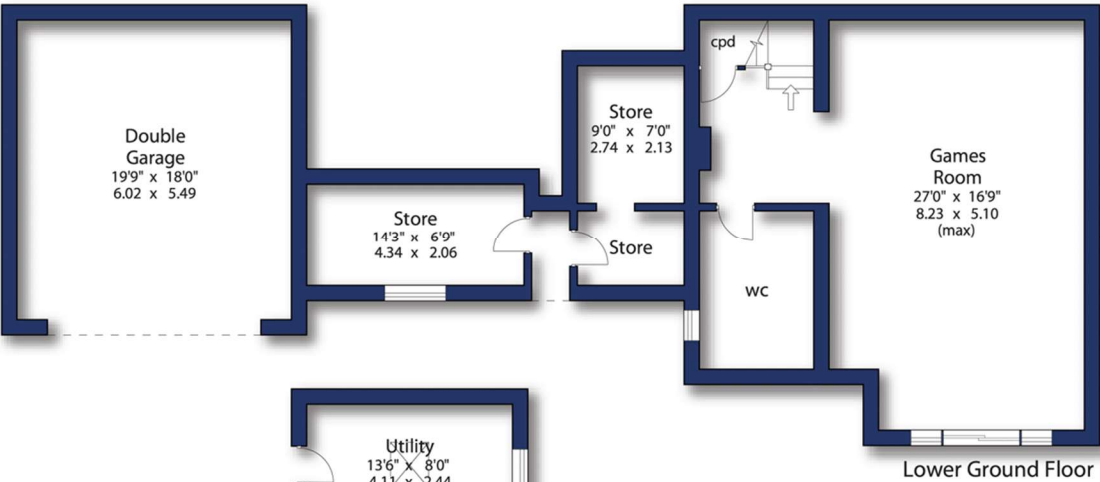








Floorplans





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Directions

Proceed along the A65 in the direction of Ilkley. At the traffic lights, turn left onto Victoria Road and at the T junction turn right onto Park Road. Upon reaching the staggered crossroads at the top proceed straight ahead onto Hawksworth Lane. Follow this road until you rear Hawksworth Village, pass the school on the left and the property can be found on the right hand side.

What3Words seat.butter.sound

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently 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

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.

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