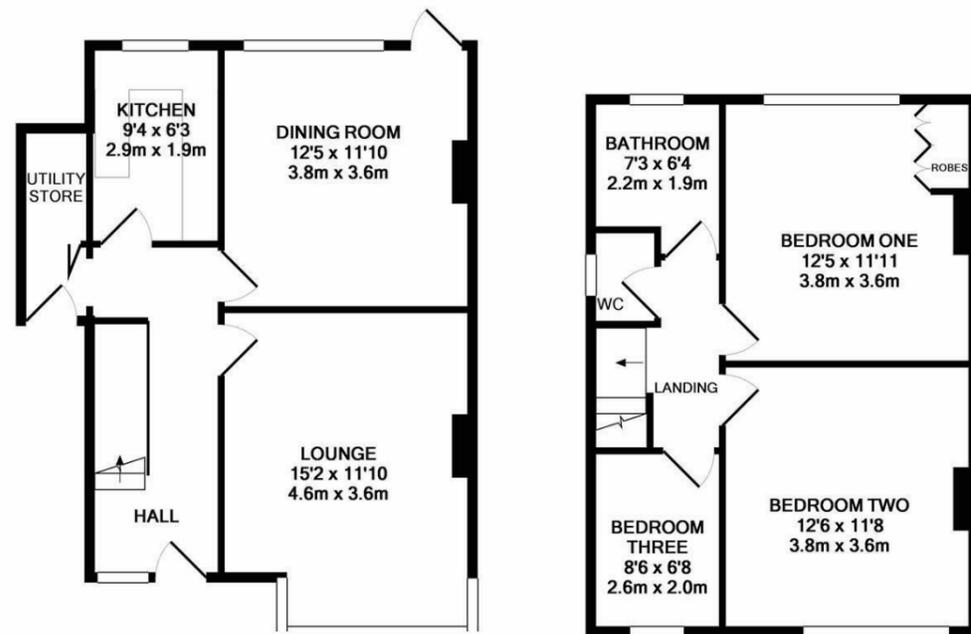


HARDISTY AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Layton Lane

Rawdon

£340,000

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

Such a sought after location! A beautiful example of a 1930's semi detached family home, offering great scope to extend to the side, rear and into the loft (subject to planning) if required! A walk away from highly regarded schooling, village amenities, the Billing and with excellent transport links. There is a train station at Horsforth and Leeds-Bradford International airport is just a short drive away. The property has neutral, modern decor throughout, so perfect to do very little or add your own stamp. Comprises, to the ground floor, an entrance hallway with useful under-stair storage, side porch with access to utility storage. To the front of the property is a bay fronted lounge, a second reception room offering great versatility and with scope to open up to the kitchen if so desired. The modern, high gloss fitted kitchen overlooks the rear garden. To the first floor are two good size double bedrooms, the master with fitted wardrobes, a further single/nursery/home office, house bathroom and separate WC. Outside, there are gardens to the front and rear, the front being laid to lawn enclosed by hedging, there is off-street parking for three cars and the rear garden is a great size, perfect for the family, offering a high degree of privacy and backing onto fields! There is a lawn with flowerbed borders, paved patio and with the added bonus of a lovely summer house with adjoining sunny decked area and garden sheds! So much on offer in such a sought after location!

LOCATION

Rawdon is a much sought after, extremely pleasant residential Village, conveniently situated just off New Road Side (A65). Commuting is straight forward; both the A65 and the Ring Road (A6120) are on hand providing major links to the motorway networks and the centres of Leeds and Bradford. A new train station has recently opened in Apperley Bridge and across the other side of the village is the Horsforth train station offering services to Leeds, York and Harrogate. For the more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including local shops, a tea room, a public house and take-away, along with excellent schools.. This area is perfect for purchasers wanting to live in a popular situation with every convenience close by. Rawdon Billing is within a short walk, here you will find a lake and beautiful scenery with lots of space to enjoy a good walk.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Continue straight across along the A65/Rawdon Road/Leeds Road. After approximately one mile and after passing the Rawdon Crematorium turn right turn into Layton Lane. The property can be found on the right hand side identified by our For Sale board. Post Code LS19 6RG.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

A lovely, spacious welcome with modern wood effect flooring, useful under-stair storage, staircase up to first floor and doors to ...

LOUNGE



15'2" x 11'10" (into bay)

A generous reception room with bay window to the front elevation and feature fireplace housing a Real Flame gas fire - a lovely, light and airy space!

DINING ROOM



12'5" x 11'10"

Another great size reception room with scope to open up and extend into the kitchen if required! Granite fireplace housing a Real Flame gas fire and feature paper decor to one wall. Access out to the rear garden and pleasant outlook over the rear garden.

KITCHEN



9'4" x 6'3"

Fitted with a modern range of high gloss wall, base and drawer units with complementary worksurfaces. Bosch integrated double electric oven, four point gas hob, fridge and dishwasher. Integrated cooker hood. Stainless steel sink and side drainer with mixer tap along with an inline Brita water filter/tap. Modern tiling to splashbacks. Pleasant aspect over the rear garden.

SIDE PORCH

With access to the ...

UTILITY

5'6" x 3'7"

With plumbing for a washing machine, space for a freezer and with useful pantry storage.

FIRST FLOOR

LANDING

With access to the loft via a hatch and doors to ...

BEDROOM ONE



12'5" x 11'11" (max)

A good size double bedroom at the rear of the property overlooking the garden, not overlooked and with fitted wardrobes.

BEDROOM TWO



12'6" x 11'8"

A further double bedroom with pleasant aspect to the front.

BEDROOM THREE



8'6" x 6'8"

A single bedroom or maybe a nursery or home office with fitted storage and window to the front elevation.

BATHROOM



7'3" x 6'4"

Fitted with a modern two piece suite - bath with shower over and wash hand basin. Fitted storage, splashback tiling and window to the rear elevation.

SEPARATE W.C

4'5" x 3'2"

Fitted with a low flush W.C and a wash hand basin. Ceramic tiled splash-backs. Window aiding natural light and ventilation.

OUTSIDE



To the front is a driveway providing off street parking for three cars and a lawned garden with hedging. The rear garden is a great size with lawn, flowerbed borders and patio - a lovely family garden offering a high degree of privacy and backing onto fields. There is also a summerhouse (10' x 8'), storage shed (8' x 8') and a garden shed. An added bonus is a private 13' x 13' decked area alongside the summerhouse which enjoys a lovely sunny aspect - perfect for sitting out!