

HARDISTY AND CO

Markham Avenue
Rawdon



£450,000
Offers In The Region Of

HARDISTY AND CO

A 'WOW-FACTOR' HOME. Largely extended, (see the floor plan!), bags of reception space, FOUR BEDROOMS, (including principle suite with walk-in dressing room & en-suite - ALL OF THIS WITH SUPER GARDEN THAT BACK ONTO FIELDS & THE BILLING, with OFF-ROAD PARKING AT THE FRONT - Conveniently situated for highly regarded schools, village amenities, transport links and 'The Billing' where you can enjoy lovely long walks - Hall, Large 'L' shaped living/dining-kitchen, lounge, separate study, utility and large store/cloakroom. Three double bedrooms are generous in size and a single. There are super views and a large family garden which backs onto fields and the Billing. A SUPERB FAMILY HOME with some element of finishing touches required. This home really must be viewed to be appreciated.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

INTRODUCTION

Wow. This home really must be viewed to be appreciated. Check out the floor plan and look at that garden! Recently heavily extended and up-dated, this is now an extremely spacious family home with well planned accommodation, perfect for modern day living. Situated in this convenient location, ideally placed for highly regarded schools, village amenities, transport links and 'The Billing' where you can enjoy lovely long walks. The house offers a vast amount of reception space, the large 'L' shaped living/dining-kitchen is the hub of the house, complemented so well by a lounge, study, utility and large store/cloaks. All four bedrooms are generous in size, the principle room boasting en-suite and walk-in dressing room. There are super views and a large family garden which backs onto fields and the Billing. With some element of finishing touches required, this home will be ideal for a large or growing family.

LOCATION

Rawdon is a desirable, extremely pleasant residential Village, conveniently situated just off New Road Side (A65). Commuting is straight forward via both the A65 and the Ring Road (A6120), which provide major links to the motorway networks and the business/commercial centres of Leeds and Bradford. There are train stations based in Apperley Bridge and across the other side of the village in Horsforth, both providing services to Leeds, York and Harrogate. For the more travelled commuter, 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, including Rawdon St Peter's Church of England Primary School and the recently re-designed/completed Benton Park High School. This area enjoys a vibrant mix of age groups and is perfect for purchasers wanting to live in a popular location with every convenience close by. Rawdon Billing is within a short walk, here you will find a lake and beautiful scenery with lots of green space to enjoy a good walk. Cragg wood conservation area, Leeds/Liverpool canal also provide scenic walks.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS19 6NE.

ACCOMMODATION

TO THE GROUND FLOOR

Composite entrance door into...

ENTRANCE HALL

A spacious entrance hall boasting a modern and stylish first impression. Staircase to the first floor. Under stair storage. Doors into...

LOUNGE

11'8" x 13'4"

This is a lovely reception room offering a cosy space for the family. The room can be accessed via the hallway or the second reception room.

UTILITY/W.C

6'0" x 2'8"

A useful, well planned space with scope for a WC and washbasin. Plumbed for a washing machine.

CLOAKS/STORE

8'6" x 4'0"

So many family homes lack this kind of storage space and this is a real bonus with this property. Ideal for coats and shoes, wellies etc.

LIVING/DINING/KITCHEN

29'6" x 33'0"

This room is spectacular and forms the hub of the house, a very impressive area where most of the family time will be spent and also where you can enjoy entertaining in style. Light and airy, 'L' shaped, boasting bi-fold doors which bring the outside in, flood the room with natural light and look out over/lead out into the garden. There is so much space which is well defined into living, dining and kitchen areas, perfect for modern day living. The kitchen is luxuriously appointed with a range of quality cabinetry and drawers, with complementary worksurfaces. Integrated appliances include a full-size fridge and full-freezer, dishwasher, two ovens and five point touch induction hob.

STUDY

9'0" x 9'0"

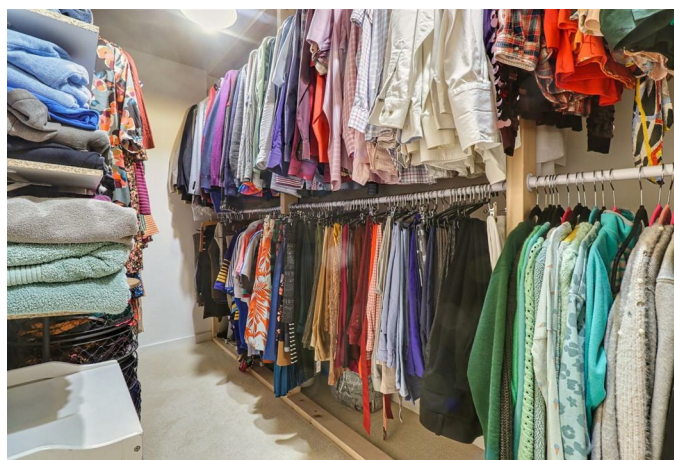
A really useful room offering versatile space to suit your own personal requirements, whether this be a snug, TV room, work from home office etc.

TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...

LANDING

A spacious landing with doors opening into...



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PRINCIPLE SUITE

A large, private area which is beautifully appointed measuring some 33'0 x 11'0, so rare to find such luxury within this price bracket. Briefly comprising...

BEDROOM

11'0" x 12'4"

A lovely room with a beautiful view looking out across the garden and field beyond with floor to ceiling window. This room offers privacy and a beautifully appointed en-suite plus a dressing room.

WALK-IN DRESSING ROOM

12'7" x 3'4"

We would all love one of these! Well fitted and providing so much hanging and storage space.

EN-SUITE

5'6" x 8'5"

A luxurious and tasteful en-suite fitted with a large shower cubicle, WC and wash hand basin. Modern decor theme.

BEDROOM TWO

21'6" x 9'8"

Wow, such a large second bedroom which provides both bedroom and seating/lounging areas, with outlook over the garden with the floor to ceiling window.

BEDROOM THREE

12'0" x 12'0"

Spacious and well proportioned double, enjoying a garden outlook. Modern decor theme.

BEDROOM FOUR

8'6" x 8'4"

A larger than average fourth single bedroom, much larger than many others we see.

BATHROOM

7'5" x 7'5"

Fitted with a three piece suite comprising bath with shower over and a glazed screen, low flush WC and pedestal wash hand basin.

OUTSIDE

This property occupies a large plot which backs onto fields and the Billing, such a rare find and a feature which complements this beautiful house so well and adds to the appeal! The rear garden is enclosed and offers a great degree of privacy, from here you can enjoy the field outlook. At the immediate rear there is a large paved seating/patio area which lends itself perfectly to family BBQs, parties with friends etc. Bi-fold doors lead directly into the large second reception room and kitchen. There is a large lawn which is super for child's play. At the front of the house there is ample off-street parking.

SPECIAL NOTE re Building regs

The property has recently undergone a significant scheme of extension and renovation works. At all stages, this has been checked by Leeds City Council building control. Building control will not give the final sign-off until the property is rendered and an element of exterior ground surface draining is finished to the rear. The work is relatively

minor in the scheme of the works undertaken and this, combined with the driveway, will complete the house to a high specification. More details will be provided at a viewing.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



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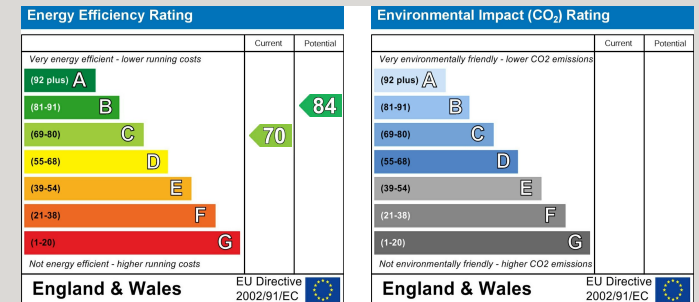
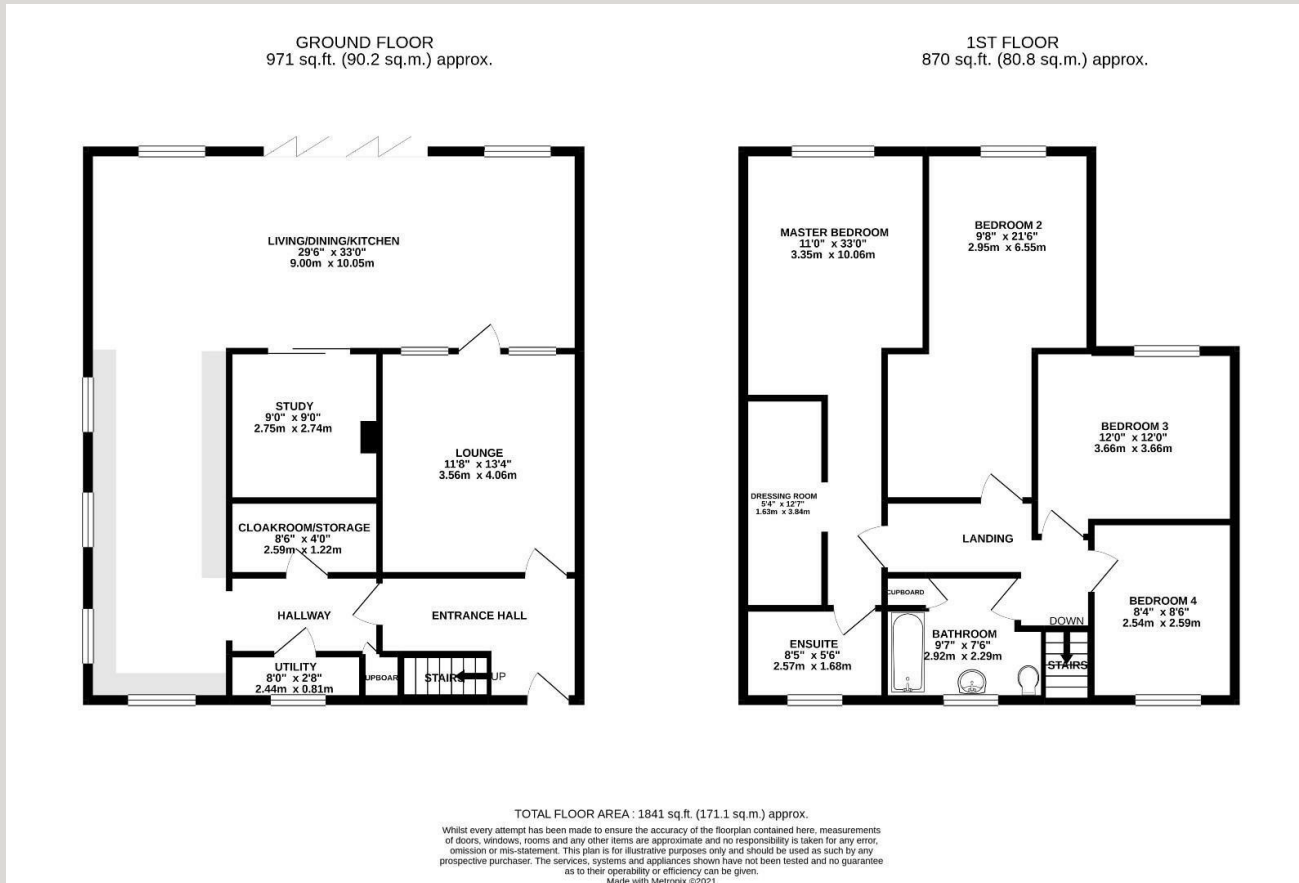
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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