

HARDISTY

AND CO

Markham Crescent
Rawdon



£450,000
Offers Over

hardistyandco.com

0113 239 0012

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Wow! Amazing, truly fantastic, circa 1500 sq foot, five bedroom, two bathroom, extended home in this extremely convenient location minutes from the soon to be open New Benton Park School & Harrogate Road amenities and bars! This home is presented to a luxurious, high spec with 'hotel esq' bathrooms & an amazing, sociable living dining kitchen with French doors out to the garden & two further reception rooms along with a guest WC. Check out the floor plan! The principal suite is a 'haven' on the second floor & the property is extended to the side and rear as well as into the loft. The garden is a great size, there's ample parking to the front & a useful storage building in the garden. Early viewing a must for this one! EPC -



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INTRODUCTION

We are delighted to offer onto the market this amazing, truly fantastic, circa 1500 sq foot, five bedroom, two bathroom extended family home. Sited in this extremely convenient and sought after location, minutes from the soon to be open New Benton Park School and Harrogate Road's amenities and bars! This home is presented to a luxurious, high spec., finish with 'hotel esq' bathrooms and an amazing, sociable living dining kitchen at the rear of the house with French doors out to the garden along with two further reception rooms and guest WC. Check out the floor plan! The property has been extended to the side, rear and into the loft so offers accommodation over three floors, including a fabulous principal suite to the second floor, at the top of the house and a real 'haven'. Outside the rear garden is a great size, enclosed and safe with lovely sunny aspect, large area which is laid with Cotswold gravel extending to the front and a lawn, perfect for the children to play. There's ample parking to the front and a useful storage building in the garden to the rear. So much on offer here in such a prime Rawdon location - not to be missed!

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, including the soon to be completed newly built Benton Park High School. This area 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 space to enjoy a good walk.

HOW TO FIND THE PROPERTY

SAT NAV- Post Code - LS19 6NG.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE VESTIBULE

Ideal for coats, bags, shoes, etc., with staircase up to the first floor and doors to ...

FAMILY ROOM

7'0" x 14'0"

A lovely, light and airy reception room offering great versatility with stylish, decor theme and pleasant outlook to the front.

LOUNGE

13'0" x 13'7"

A beautiful, elegant reception room, spacious with modern, stylish decor theme and feature and window to the front elevation.

LIVING/DINING KITCHEN

17'0" x 24'0" (max)

Wow!! A fabulous open family space at the rear of the house with pleasant outlook and access out to the garden. Flooded with natural light from both the windows and the three Velux's, there's ample sofa and dining space along with a truly stunning, luxury, seamless kitchen with quartz worksurfaces and impressive central island which is a real feature! The fabulous high end finish continues with integrated double Bosch electric ovens, five point gas hob, pop up Neff extractor fan over, washing machine, tumble dryer, dishwasher, full size ladder fridge, full size freezer and instant hot water system/tap. This amazing family space certainly ticks all the boxes!

GUEST WC

3'0" x 4'0"

A must for a busy family home with modern two piece suite including a floating basin and WC.

FIRST FLOOR

LANDING

The luxury and style continues upstairs with a contemporary glass balustrade staircase up to the first floor and continuing from the landing up to the second floor. Doors to ...



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BEDROOM TWO

10'0" x 10'4"

A double bedroom at the front of the house with modern feature wall and pleasant aspect.

BEDROOM THREE

10'0" x 11'3"

A further double room at the rear of the house with some lovely garden views.

BEDROOM FOUR

7'3" x 11'0"

A good size fourth bedroom, again at the rear of the house overlooking the garden.

BEDROOM FIVE

7'3" x 11'0"

A comfortable fifth bedroom with modern themes and window the front elevation.

HOUSE BATHROOM

5'6" x 6'0"

A modern, stylish family bathroom with luxury marble ceramics, modern suite with shower over the bath, WC and basin set into vanity storage unit. Anthracite towel central heating radiator and window to the rear elevation.

SECOND FLOOR

LANDING

Lots of natural light up here from the Velux window and with a useful storage loft and door to ...

PRINCIPAL BEDROOM SUITE

13'0" x 17'5"

Such an impressive room at the top of the house - a real 'haven' with stunning fitted furniture with mirrored fronts, Velux window to the front and window to the rear elevation allowing natural light to flood this delightful space. Lovely garden views and door to ...

ENSUITE SHOWER ROOM

7'0" x 5'8"

Fabulous! Incorporating a 'hotel esq' suite with a walk in shower enclosure, thermostatic shower/controls with dual head/rainfall feature, contemporary vanity storage unit with inset basin and floating WC. Modern, quality grey ceramics to wet areas and recessed spotlighting. Window to the rear elevation.

OUTSIDE

The enclosed rear garden is a superb size - a real feature - fabulous family space with large area covered with Cotswold gravel, generous lawn and a lovely sunny aspect so perfect for sitting out, entertaining and for the children to play! There is a large parking forecourt.

GARAGE/STORE

10'3" x 13'0"

A brick built, tidy, secure store equivalent to a garage with alarm, power and light.

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Inte

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 at <https://hardistyandco.com/financial-interests/>

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.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.



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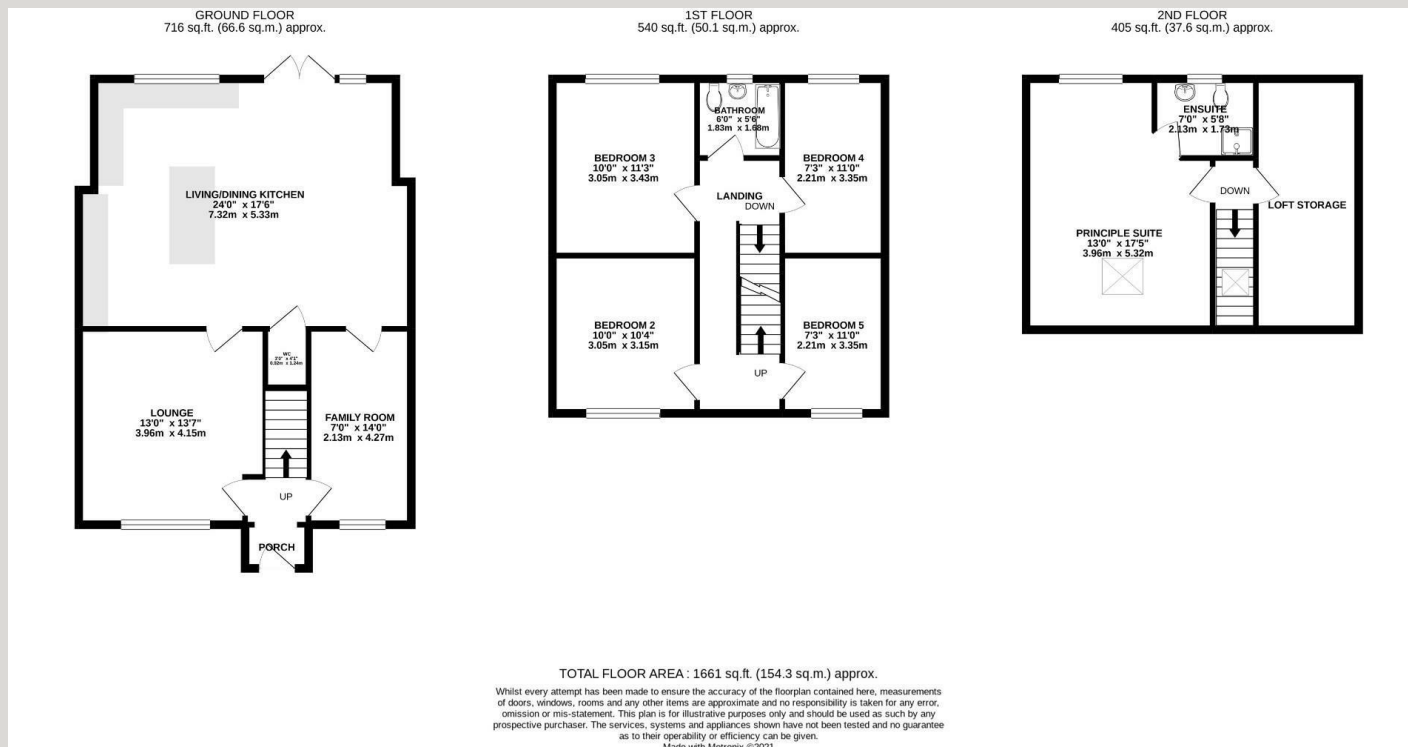
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|-------------------------|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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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