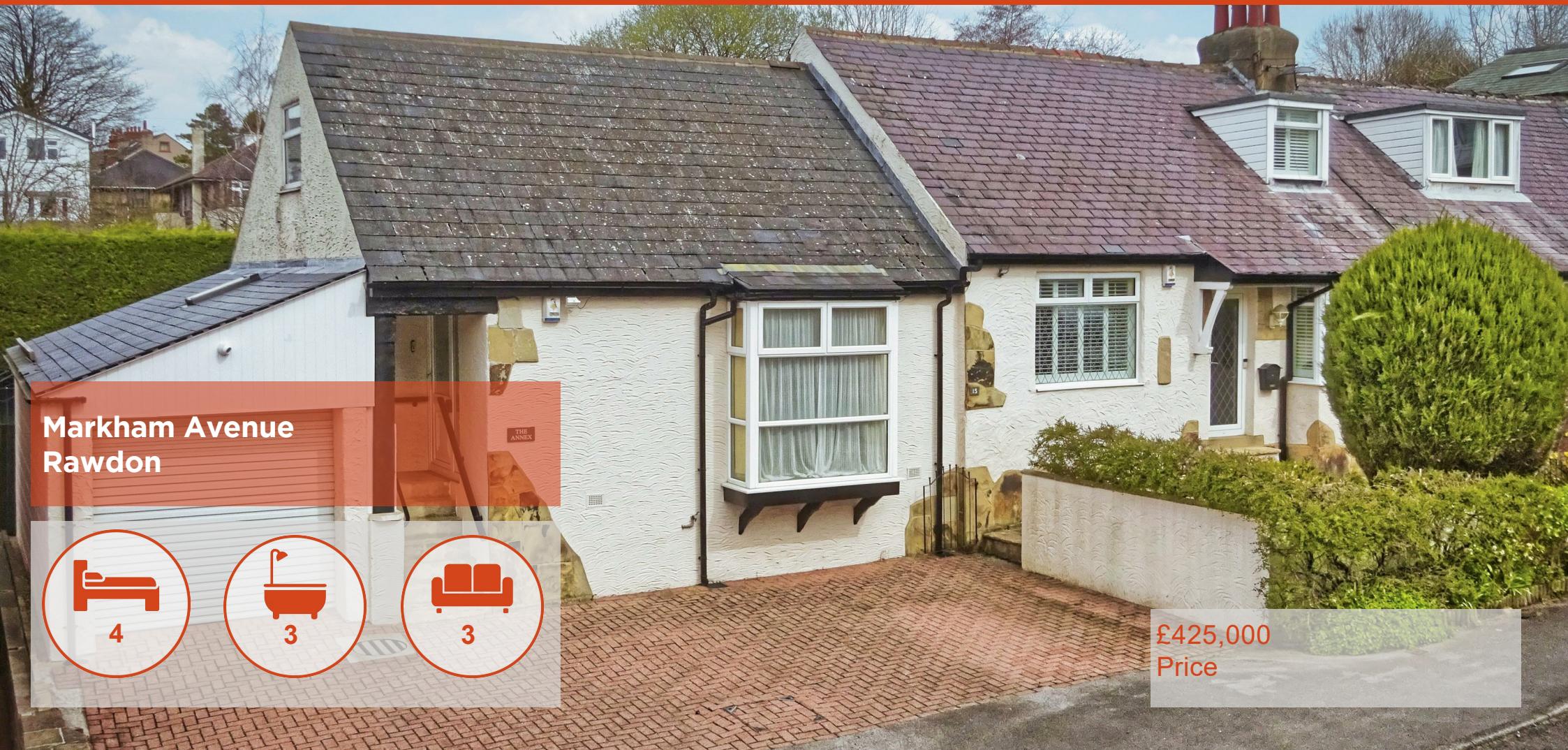


HARDISTY AND CO



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SO DECEPTIVELY SPACIOUS! SUPERB, FOUR DOUBLE bed., family home with separate, ONE DOUBLE bed., ANNEX - great opportunity! Sitting in DELIGHTFUL GARDENS with DRIVEWAY PARKING, in this MOST SOUGHT AFTER Rawdon location, minutes to excellent village amenities, HIGHLY REGARDED SCHOOLS, The Billing for those weekend walks & with great COMMUTER LINKS, main house, briefly, entrance hall, 25' formal lounge with sliding patio doors through to the CONSERVATORY, useful downstairs bathroom, generous LIVING/DINING KITCHEN with dual aspect, the good size bedrooms including PRINCIPAL SUITE & fitted furniture to 2nd bedroom. The Annex has a private outside entry, hallway, good size lounge, fully fitted kitchen, house bathroom & double bedroom with lovely views over the rear garden. So much on offer in such a prime location! EPC - D



INTRODUCTION

Exciting opportunity in such a sought after Rawdon location! So deceptively spacious too offering a large, four double bedroom family home along with a one double bedroom annex with its own private entry. Sited close to excellent village amenities, highly regarded schools, The Billing for those weekend walks and close to some delightful countryside, early viewing of this one is a must! The Leeds Bradford International Airport is a short drive away for those needing to commute further afield and there are excellent train, road and bus routes too! Sitting in delightful, well tended gardens, the rear being a real feature and with driveway parking, comprises, the main house, entrance hall, 25'6" formal lounge with box bay window, versatile conservatory/garden room, useful downstairs bathroom, superb living/dining kitchen space with dual aspect, a Principal suite with a full wall of fitted furniture and ensuite shower room and three further generous bedrooms.

The Annex, private entrance hallway, good size lounge/diner with box bay window to the front elevation, fully fitted kitchen, three piece house bathroom with shower over the bath and a good size double bedroom with lovely garden views to the rear.

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

GROUND FLOOR

ENTRANCE HALLWAY

With staircase up to the first floor and doors to ...

LOUNGE

25'6 x 9'8"

A fabulous size reception room with box bay window to

the front elevation, flooding the room with natural light and with large, feature exposed stone fireplace housing a cast iron gas burner with timber lintel over - perfect for those chilly nights in! Exposed beams, feature decor to recesses and neutral decor to remainder. Lovely window seat where you can sit with a coffee. Sliding patio doors through to the ...

CONSERVATORY

10'8 x 7'9

A great addition with delightful garden views to the rear and access out to the garden. Solid wood flooring and so versatile, use as you please.

LIVING/DINING KITCHEN

23'6 x 10'9

Wow!!! Another great size family space with dual aspect to the front and rear elevations, ample sofa and dining space, solid wood flooring to living/dining area and an inset pebble effect gas fire to chimney breast wall. An extensive fitted kitchen with point for an electric cooker and plumbing for a washing machine and dishwasher. Tiled floor and Asterlite sink and drainer with mixer tap. Modern tiling/decor, recessed spot lighting and useful Breakfast Bar - perfect for a bite of lunch or quick coffee on the go! Access out to the rear garden. Perfect family space but great for entertaining too!

DOWNSTAIRS BATHROOM

7'9 x 5'2

A modern, fully tiled house bathroom to serve this floor with bath, central taps with shower attachment, WC and



inset basin to vanity storage unit. Recessed spotlighting and window to the rear elevation.

FIRST FLOOR

LANDING

With a window to the front elevation and doors to ...

PRINCIPAL SUITE

14'8 x 11'5

Such a good size double bedroom with a full wall of fitted furniture, bold decor theme and window to the rear elevation overlooking the garden. Door to ...

ENSUITE SHOWER ROOM

Incorporates a large shower enclosure, electric shower, WC and basin all inset into useful generous vanity storage unit with display shelving. Fully tiled in contrasting ceramics. Extractor fan and window to the rear elevation.

BEDROOM TWO

9'8 x 9'5

A comfortable double with window to the front elevation and fitted furniture to one wall.

BEDROOM THREE

10'5 x 10'3

A good size third bedroom with a window to the side elevation.

BEDROOM FOUR

10'2 x 11'2

A comfortable double bedroom with Velux window, currently used as a home office. Lovely versatile space.

2ND PART OF THE HOUSE (THE ANNEX)

ENTRANCE HALLWAY

With doors to ...

LOUNGE

14'2 x 11'5

A good size bright and airy reception room with box bay window to the front elevation and neutral decor theme.

KITCHEN

10'2 x 6'4

A fully fitted kitchen with integrated hob, extractor fan over and electric oven. Stainless steel sink and side drainer with mixer tap and modern worksurfaces and upstands. Modern flooring and window and door out to the rear elevation.

BATHROOM

7'5 x 6'7

A fully tiled bathroom incorporating a bath with electric shower over, WC and pedestal wash hand basin.

DOUBLE BEDROOM

11'6 x 12'2

A good size double bedroom to the rear with lovely garden outlook and fitted over bed furniture.

OUTSIDE

To the front of the property there is a driveway providing ample off street parking. There are beautifully maintained gardens to the front with flowers and shrubbery. The rear garden is a real feature offering a

larger than average, private enclosed garden. There is a paved seating area and decked seating area, leading to a lawn with an abundance of flowers, trees and shrubs. Perfect for the children to play, for sitting out and for entertaining family and friends.

BROCHURE DETAILS.

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

SERVICES - Disclosure Of Financial Interests

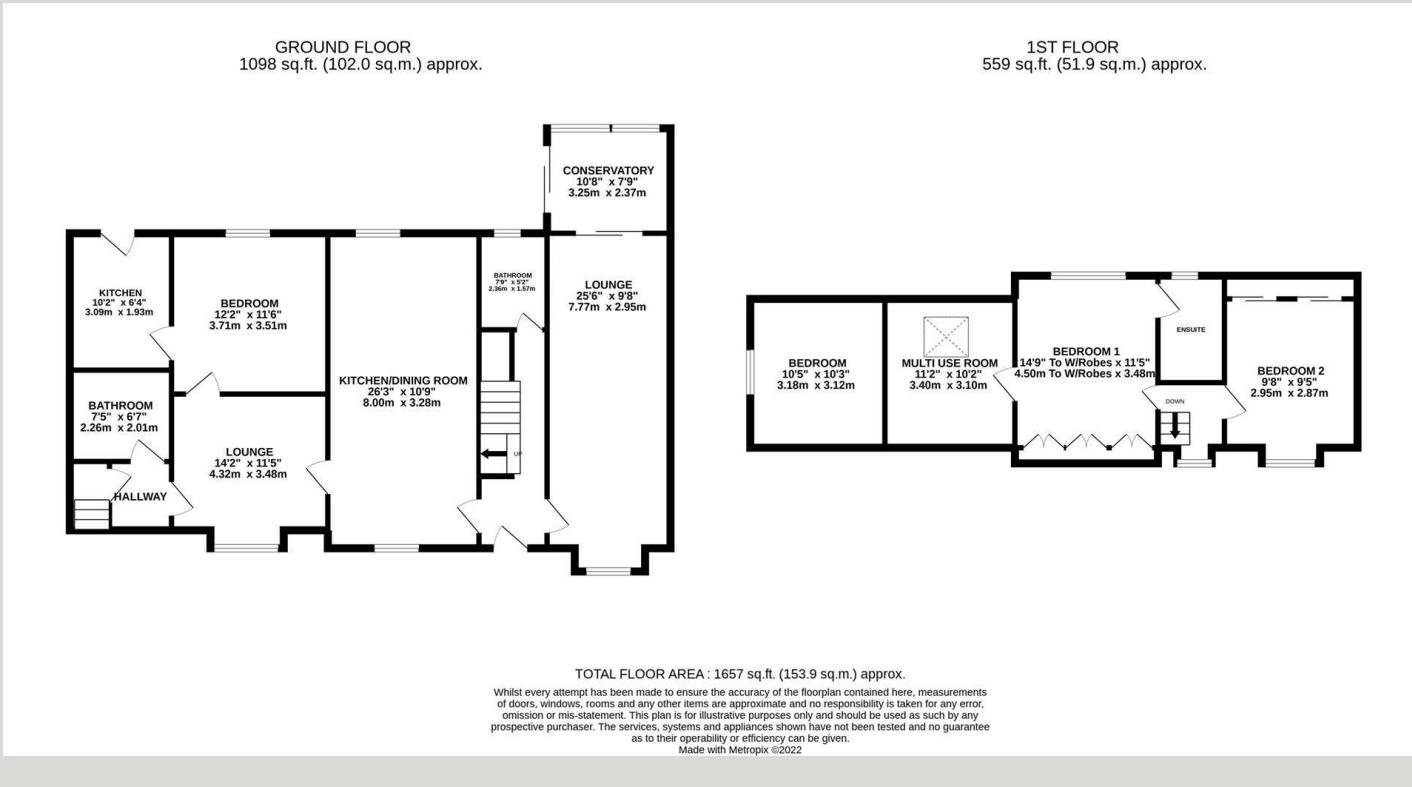
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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.

MORTGAGE SERVICES.

Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(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.

