

HARDISTY

AND CO

**Buckstone Drive
Rawdon**



£650,000
Offers In The Region Of

hardistyandco.com

0113 239 0012

HARDISTY AND CO

A VERY SPECIAL & RARE OPPORTUNITY Circa 2800sqft of incredibly flexible living space across four floors, with potential to convert into two large apartments. TARDIS LIKE, SIX/SEVEN BEDROOMS, considerable space for children and home working arrangements if required. Prestigious location on the edge of Cragg Woods and on the entrance to Rawdon Golf Club it is both convenient and scenic with pleasant outlooks to both front and rear elevations. The floor plan showcases the space and current arrangement. There is an enclosed terraced garden area for sitting out and a block paved parking forecourt to the rear.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

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INTRODUCTION

Wow! Offering circa 2800 Sq ft and six/seven bedrooms this home is tardis like and offers super versatility. Potential to convert into two large apartments. Located in this prestigious location on the edge of Cragg Woods and situated on the private residential road which gives access to Rawdon Golf and Lawn Tennis Club, it is both convenient and scenic with pleasant outlooks to both front and rear elevations. The accommodation is over four full floors and would offer one family considerable space for children and home working arrangements, equally suited to families who require relatives to enjoy adjacent living. The floor plan showcases the space and current arrangement. There is an enclosed terraced garden area for sitting out and a block paved parking forecourt to the rear.

LOCATION

Overlooking Mickelfield Park in Rawdon, a desirable, extremely pleasant residential Village, conveniently situated for commuting via both the A65 and the Ring Road (A6120), providing major links to the motorway networks and the centres of Leeds and Bradford. The train station in Apperley Bridge offers 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, cafes, eateries, public houses etc, along with excellent schools, including the soon to be completed built Benton Park High School. This area is perfect for purchasers wanting to live in a popular location with every convenience close by.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS19 6BB.

ACCOMMODATION

TO THE GROUND FLOOR

Composite entrance door into...

PORCH

Providing a welcome shelter from the elements and somewhere for muddy wellies, shoes, coats etc. Tiled floor. Traditional timber door with leaded/glazed inserts leading into...

ENTRANCE HALL

16'7" x 6'3"

A spacious hallway with neutral decor theme. Staircase to the first floor. Beautiful traditional doors leading into...

LOUNGE

13'6" x 18'7"

A lovely sized reception room with a large feature bay window which not only floods the room with natural light, but also provides a lovely leafy/green outlook. Attractive feature fireplace with ceramic back and hearth, inset living flame gas fire, (not tested).

DINING ROOM/BEDROOM

16'0" x 12'0"

Formerly the dining room but now occupied as a bedroom to one of the apartments. Spacious indeed, with lovely field views. Ceiling coving.

BEDROOM/FAMILY ROOM

13'0" x 12'8"

A versatile room to be used to suit your own personal requirements. Built-in wardrobes and drawers providing useful storage & hanging space. The window overlooks fields, a very pleasant view.

LOWER GROUND FLOOR

Steps lead down to...

HALLWAY

An impressive hallway, similar to the ground floor hall. Useful under-stairs storage cupboard, fitted cupboards and mirror. Traditional doors into...

BATHROOM

12'0" x 7'0"

Spacious and traditional with a modern twist. Fitted with a modern white suite comprising low flush W.C, pedestal wash hand basin and large shower cubicle. Fully tiled in modern ceramics. Central heating radiator.

DINING KITCHEN

16'0" x 12'0"

A superb warm and homely kitchen, perfect for large family gatherings or having dinner with friends. Fitted with a range of solid wood cabinets and drawers with work-surfaces over. Inset stainless steel one and a half bowl sink, side drainer and modern mixer tap. The 'Rayburn' range is a real focal point. Plumbed for a washing machine, space for a tall fridge/freezer and dishwasher. Ample space for a good sized dining table and chairs. Flows into...

DINING ROOM

15'0" x 13'5"

Another spacious and well proportioned room, the perfect room to house guests when entertaining or to have that celebration dinner/party with family. Neutral decor theme. Access to the front terrace.

CLOAKS/HALL

The rear hall provides generous space for coats and shoes behind mirror fronted robes. Useful built-in cupboard. Opens into...

REAR PORCH

Measuring approx 8ft x 8ft, this is yet again ideal space for coats, shoes, pushchairs etc and also provides a shelter from the elements. Plate rack. Composite door leading outside to the rear parking area.

TO THE FIRST FLOOR

Stairs leading up to...

LANDING

A spacious landing with oak flooring. Doors into...



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BEDROOM TWO

15'4" x 12'8"

An excellent sized bedroom and the high ceiling with its coving adds to the feeling of space. The window provides a lovely leafy/green outlook.

BEDROOM FOUR

7'0" x 11'3"

Of generous proportions, this room offers plenty of space for a double bed etc.

BEDROOM ONE

16'0" x 14'4"

A large bedroom with modern decor theme to one feature wall, ceiling coving and dado rail. Comprehensive fitted wardrobes providing excellent hanging and storage space. Modern floor covering. The window provides a lovely outlook over the fields opposite.

W.C.

5'7" x 3'0"

A convenient room with low flush W.C. Half tiled.

BATHROOM

7'0" x 9'0"

Spacious and modern, fitted with a large walk-in shower cubicle, W.C and pedestal wash hand basin. Tiled in modern ceramics, inset ceiling spotlights.

SECOND FLOOR LANDING

With traditional doors into...

STUDY

5'3" x 10'4"

A very useful home office space with built in storage and two velux windows. Access to the loft space.

KITCHEN

9'3" x 14'0" (max)

Fitted with a comprehensive range of wall, base and drawer units with modern work-surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Point for gas or electric cooking range. Plumbed for a dishwasher and washing machine. Large velux windows.

LOUNGE/DINER

19'0" x 20'4"

A superb reception room/studio/principle bedroom suite etc, lots of potential/flexibility. Exposed brick fireplace with inset living flame gas fire, (not tested). Solid oak floor covering. Revealed feature beams/. A lovely light and airy room with the window overlooking Rawdon Golf and Lawn Tennis Club.

LOFT

Providing useful light storage space.

OUTSIDE

At the rear of the property there is a block paved area providing excellent parking space. Alternatively, this could also be utilised as additional garden space overlooking fields. At the front there is a fully enclosed terraced garden with mature hedgerow providing excellent privacy.

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/>

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.

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.

BROCHURE DETAILS

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

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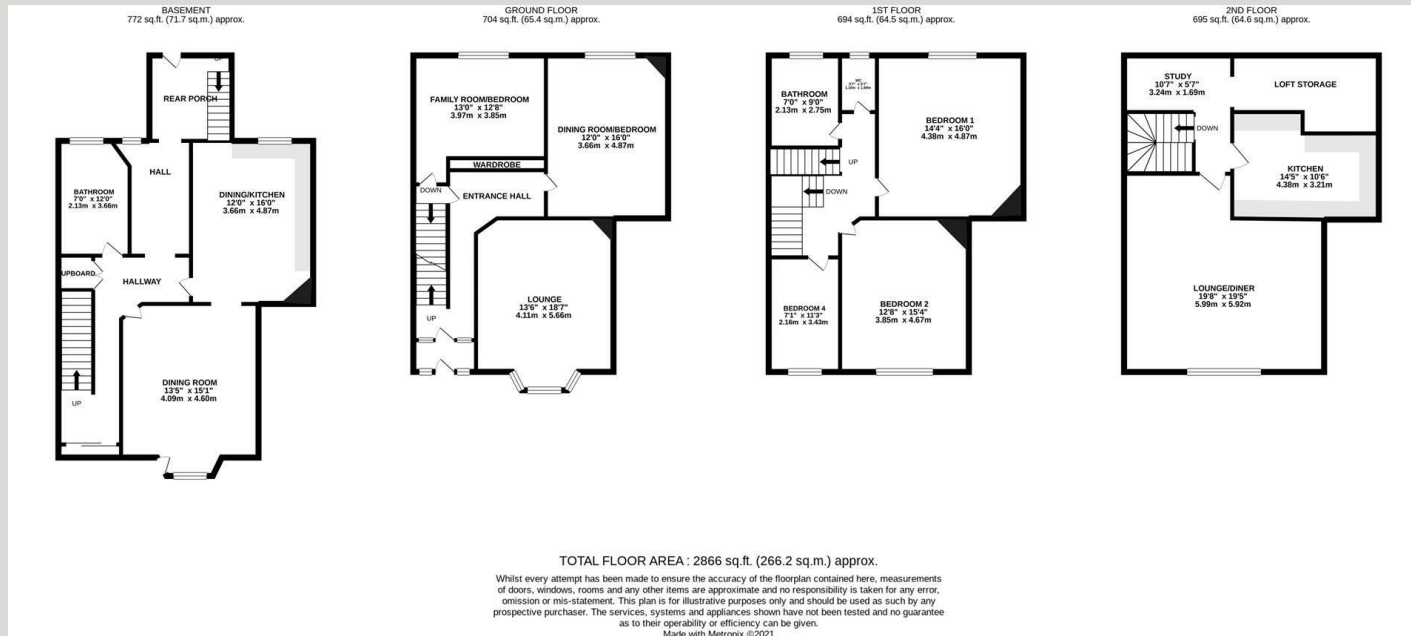
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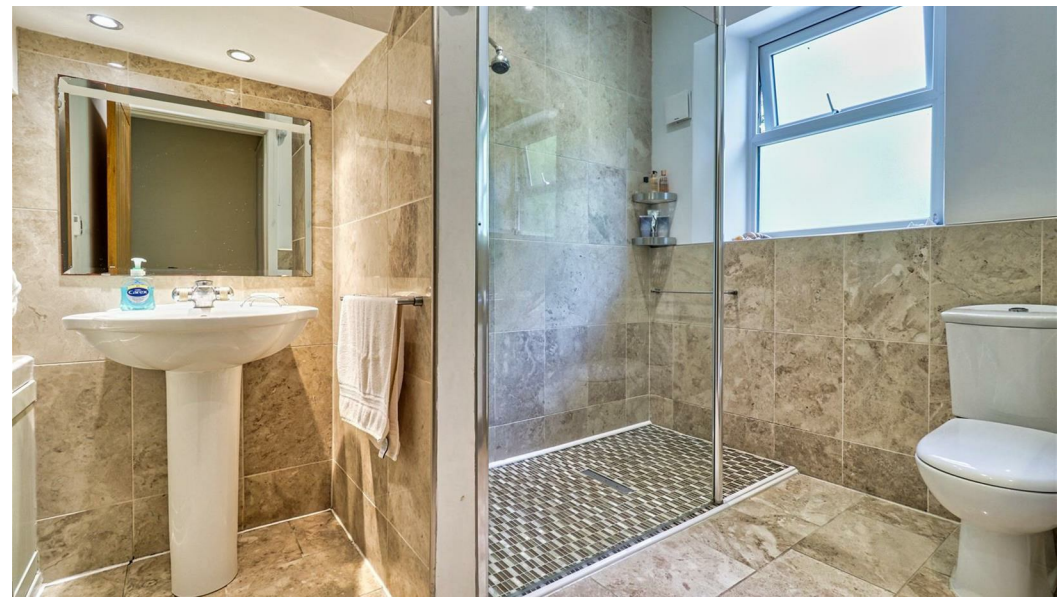


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E	46		(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		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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