

# HARDISTY PRESTIGE

**46 Leeds Road**

Rawdon



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## 46 Leeds Road

Rawdon

Substantial detached family home in a convenient Rawdon position, close to highly regarded schools, village amenities & beautiful countryside walks. Set within mature gardens that run from the front to the side (the side having recently been landscaped to provide an impressive outside family space) and offering a large parking forecourt, this property must be viewed at your earliest convenience. Internally the property is well presented with dining kitchen, family room, sitting/dining room & guest WC & a 'wing' (which could provide a self-contained annex if required) offering study, play room or bedroom & stairs down to a sizeable 2nd kitchen/utility & bathroom. To the first floor there are four double bedrooms (Principal with ensuite facilities), a study & impressive house bathroom. A super size family home with versatility and convenience! Not to be missed! EPC - C



## INTRODUCTION

Substantial detached family home in a convenient Rawdon position close to highly regarded schools, village amenities and beautiful countryside walks. There are excellent commuter links too with Leeds Bradford International Airport just a short drive away. Set within mature gardens to the front and side (the side having recently been landscaped to provide impressive outside family space) and a large parking forecourt, this property also offers well presented, spacious and versatile internal accommodation. Comprising, entrance hall, guest WC, dining kitchen to the rear with access out to the garden, a family room with stunning bay window to the front and a sitting/dining room with dual aspect and lovely views! Also available is a 'wing' (which could provide a self-contained annex if required) offering study, playroom or bedroom and stairs down to a sizeable second kitchen/utility and bathroom. There is so much scope here to use as you please. To the first floor there are four double bedrooms, the Principal with stylish ensuite facilities, a study with a view and impressive house bathroom with six piece suite! A superb size family home with versatility, scope to include a self contained annex and in such a sought after location! Early viewing is a must!

## 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 6JG.

## ACCOMMODATION

### TO THE GROUND FLOOR

Composite entrance door to ...

### ENTRANCE PORCH

A lovely first impression with tiled floor and useful built in cloaks cupboard.

### ENTRANCE HALL

Modern and stylish hallway with staircase up to the first floor and doors to ...

### GUEST WC

4'4" x 5'0"

Essential for a busy family home with modern two piece suite, heated towel rail and modern splashback tiling.

### BOILER ROOM

6'5" x 6'7"

Housing the boiler and with access out to the rear elevation.

### DINING KITCHEN

15'0 x 10'8"

A generous family space at the rear of the house with dual aspect and access out to the garden - lovely and light with a stylish, modern fitted kitchen, space for a tall American style fridge freezer and a point for a gas cooking Range with integrated extractor fan over. One and a half bowl stainless steel sink and side drainer with swan neck mixer tap and integrated dishwasher. Modern splashback tiling and ample dining space.

## FAMILY ROOM

13'4" x 15'4"

A stunning, bright and airy, versatile room, again with dual aspect including a large bay window to the front elevation so flooded with natural light and with a modern decor theme. Delightful views to the front.

## LOUNGE/DINING SPACE

26'8" x 12'7"

Wow!! An amazing family space with dual aspect to the front and rear elevations, impressive bay window to the front offering stunning views. There is ample dining and sofa space - perfect for entertaining or for rest and relaxation at the end of a busy day!

## INNER HALLWAY

With access down to the lower ground floor. This space lends itself to giving access to a self contained annex although equally can be part of the main room with a great study area and access to the loft.

## DOUBLE BEDROOM/RECEPTION ROOM (Annex)

10'0" x 11'3"

A useful/versatile downstairs bedroom at the rear of the house with dual aspect, modern decor theme and lovely views over the garden. Stairs down to ...

## STUDY AREA (Annex)

10'0" x 12'0"

A good size space with dual aspect to the front and side elevations and access down to the lower ground floor.

## LOWER GROUND FLOOR

The lower ground floor is ideal for modern family living, offering a superb, practical space or as part of an annex if required.





#### LIVING/DINING KITCHEN (for ANNEX)

23'6" x 9'8"

A fabulous size family space with dual aspect and access out to the rear elevation. There is a modern fitted kitchen with integrated electric oven, four point induction hob and extractor fan over. One and a half bowl stainless steel sink and side drainer with mixer tap, plumbing for a washing machine and space for a dryer. Ample dining space with tiled floor and useful storage. Door to ...

#### BATHROOM (Annex)

7'0" x 5'0"

A good size bathroom, modern and stylish with larger style walk in shower, WC and pedestal wash hand basin. Fully tiled in modern ceramics and with a heated towel rail. Window to the side elevation.

#### FIRST FLOOR

##### LANDING

Such a spacious landing with pleasant outlook to the rear elevation and doors to ...

#### PRINCIPAL BEDROOM

13'6" x 12'4"

A good size double bedroom at the front of the house with attractive decor theme and door to ...

#### ENSUITE SHOWER ROOM

3'0" x 6'0"

A modern and stylish ensuite with shower enclosure, WC and basin set onto vanity storage unit. Heated towel rail and modern tiling to wet areas. Window to the side elevation.

#### BEDROOM TWO

12'8" x 12'0"

Another double bedroom at the front of the house with dual aspect so lovely and light!

#### BEDROOM THREE

12'0" x 10'8"

A double bedroom at the rear of the house with dual aspect, stylish decor theme and some amazing views!

#### BEDROOM FOUR

8'0" x 10'6"

A generous fourth bedroom - small double or large single, well laid out with neutral decor theme.

#### STUDY

7'0" x 5'0"

A perfect place at work - what a view!! Ideal for working from home, nice and quiet too!

#### BATHROOM

9'6" x 7'0"

A generous family bathroom incorporating a six piece suite!!! Well planned with a large Jacuzzi style bath, shower enclosure, WC, bidet and 'His' and 'Hers' basins. The bathroom is fully tiled to walls and floor in modern ceramics and has a window to the rear elevation.

#### OUTSIDE

The property has gated entry and generous, extensive parking forecourt for a large number of cars. There is a brick block paved terrace with a path up to the front door. Mature hedging makes an ideal screen and the garden extends to the side with a large family lawn and excellent privacy to all sides. The rear garden has a further terrace and is ideal for sitting out with lighting to the terrace edge and fabulous field views!

#### 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/>

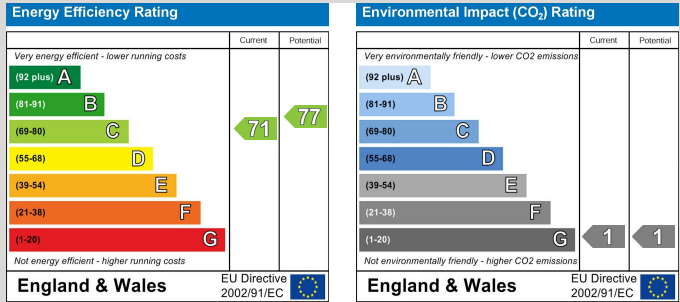
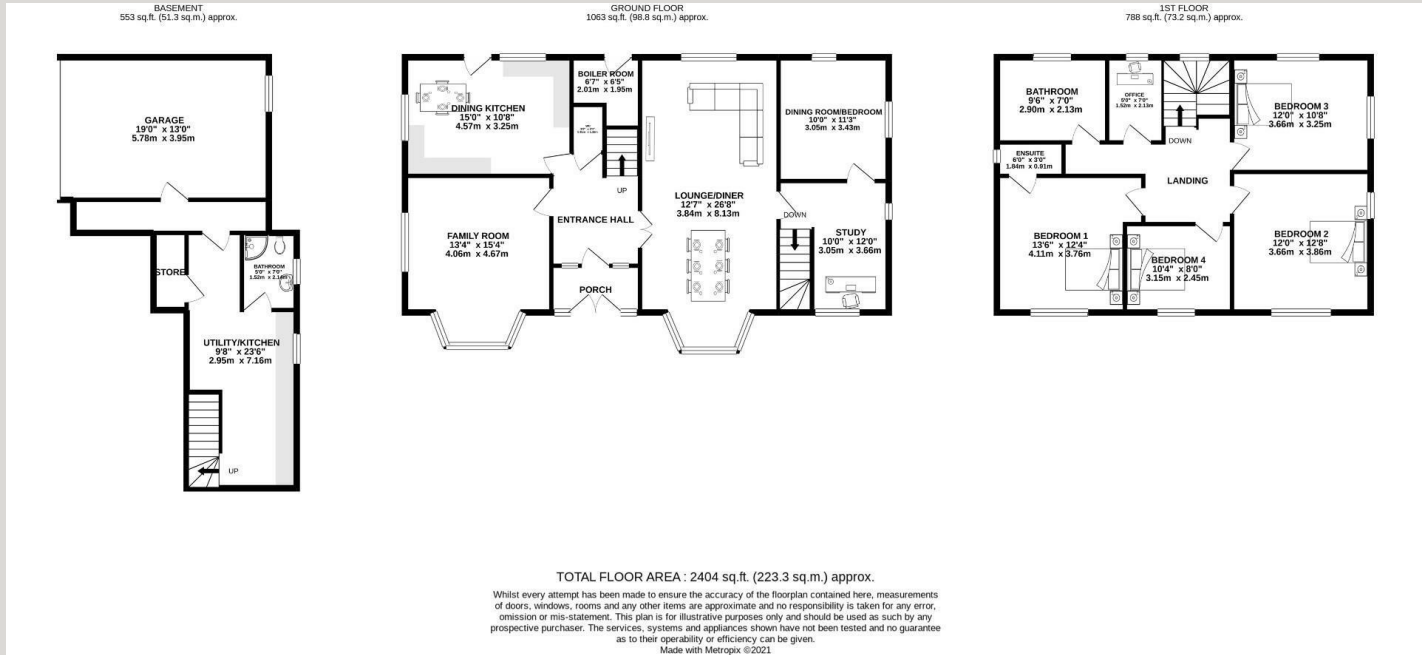
#### MORTGAGE SERVICES

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.



# Leeds

## Rawdon



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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