



## Micklefield Road, Rawdon

**£399,950**

- \* STONE COTTAGE \* THREE DOUBLE BEDROOMS \* ABUNDANCE OF CHARACTER \*
- \* NO CHAIN \* SOUGHT AFTER LOCATION \* LANDSCAPED WATER FEATURE GARDEN \*
- \* TWO RECEPTION ROOMS \* MODERN KITCHEN & BATHROOM \*

Providing fantastic contemporary living, is this stunning stone built cottage.

Having undergone extensive modernisation and renovation to provide 'ready to move into' accommodation which benefits from gas central, upvc double glazing and alarm system.

Available with no onward chain and briefly comprises entrance vestibule, modern fitted kitchen, utility, sitting room, lounge, three good sized first floor bedrooms and a lovely modern house bathroom.

To the outside there is an electric gated garden leading to off-road parking and a water feature.





## Entrance Poarch

## Inner Hallway

With radiator and store cupboard.

## Lounge

15'3" x 12'1" (4.65m x 3.68m)

With a wood fire set in chimney breast, radiator, media wall.

## Kitchen

11'9" x 8'11" (3.58m x 2.72m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, electric oven, hob, microwave, fridge freezer, dishwasher, granite work surfaces, radiator.

## Dining/Sitting Room

15'3" x 12'8" (4.65m x 3.86m)

With radiator.

## Utility

15'4" max x 10'7" max (4.67m max x 3.23m max)

Modern wall and base units incorporating twin Belfast style sink unit, integrated auto washer and dryer, radiator.

## Cloakroom/WC

With low suite wc, vanity sink unit, radiator.

## First Floor Landing

### Bedroom One

15' x 12'2" (4.57m x 3.71m )

With modern fitted wardrobes and drawers, radiator.

### Bedroom Two

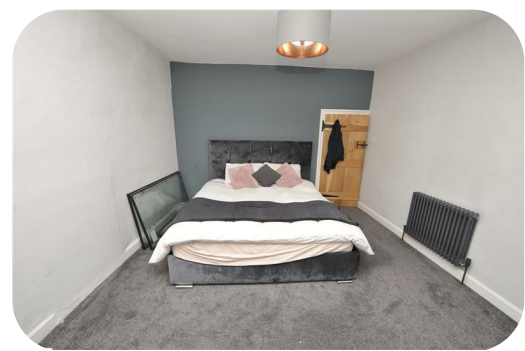
15'1" x 12'6" (4.60m x 3.81m)

With radiator.

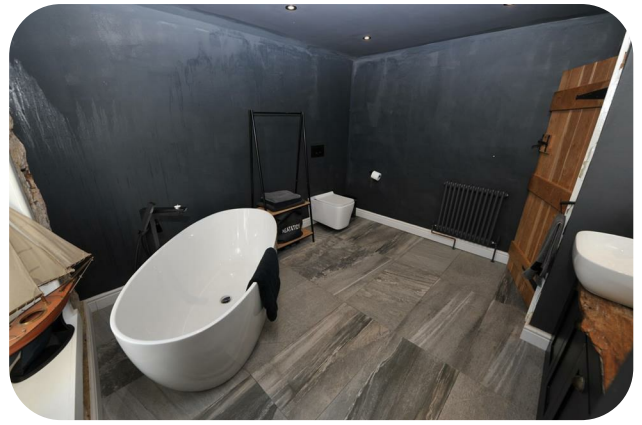
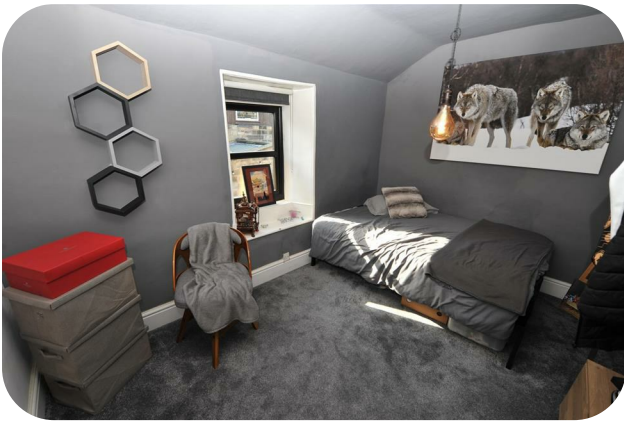
### Bedroom Three

11'11" x 9' (3.63m x 2.74m)

With radiator.







## Bathroom

Modern four piece suite comprising freestanding bath, vanity sink unit, low suite wc, shower and tiled floor.

## Exterior

To the outside the property is accessed via electric gates with stunning landscaped gardens, parking and water feature.

## Directions

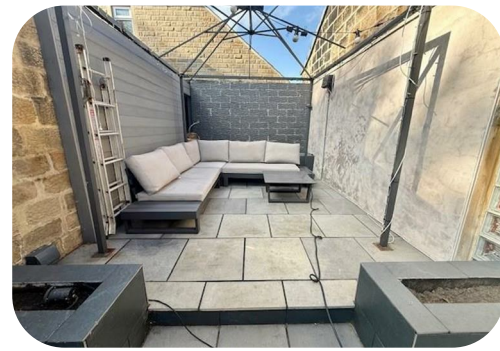
From our office in Idle village take the right onto New Street, continue onto Apperley Road, take the right onto Leeds Road, left onto Hemingway Rd, left onto Harrogate Rd/A658, continue to follow A658 for 1.2 miles, right onto Micklefield Ln/B6152 and Grange Cottage will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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