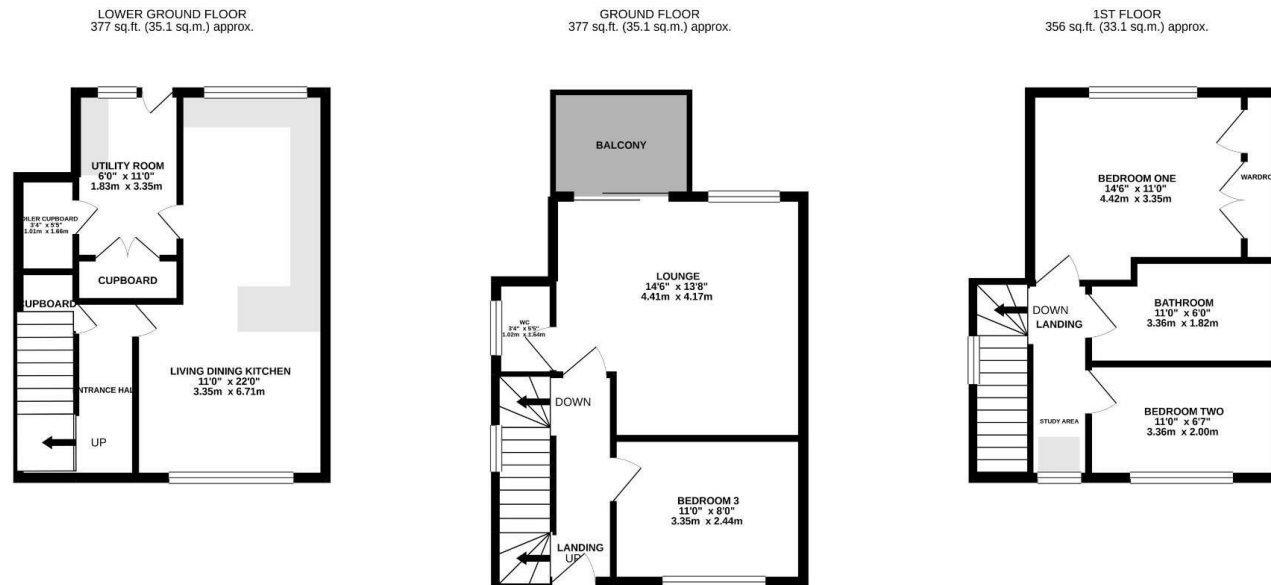


# HARDISTY AND CO

# HARDISTY AND CO



**TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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.



**Horsforth**  
horsforth@hardistyandco.com  
0113 2390012

**Guseley**  
guseley@hardistyandco.com  
01943 870970

**Otley**  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

Prospect Street

Rawdon

£300,000

3 BEDROOM HOUSE - END TERRACE

hardistyandco.com

**INTRODUCTION**

An individual architect designed residence offering deceptively spacious accommodation over three floors, with exceptional bespoke oak joinery and cabinetry, along with further luxurious additions throughout to include a suspended balcony from where you can sit with a glass of something chilled and enjoy the breath-taking long distance views. The central Rawdon location makes for easy access to the good local amenities and schools, with commuter links also on hand. An impressive property which has an immaculate, contemporary presentation and briefly comprises:- Ground Floor: Entrance hall, guest bedroom or work from home office, beautiful lounge with balcony and a W.C. Lower Ground Floor: Fabulous dining kitchen with quality cabinetry, ample dining and sofa space, a utility room, downstairs W.C. First Floor: Two further double bedrooms and a luxurious four piece bathroom. All three bedrooms are a good size and offer guest/home office flexibility. Parking at the front and an enclosed, low maintenance rear garden with raised planters.

**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.. This area is perfect for purchasers wanting to live in a popular situation 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 6DP.

**ACCOMMODATION**

**TO THE GROUND FLOOR**  
Door into...

**ENTRANCE HALL**

A spacious, modern entrance with a real feeling of quality. Plenty of natural light. Oak flooring and architect designed spindle & balustrade staircase to the first and lower ground floors. Doors into...

**BEDROOM THREE**



11'0" x 8'0"

A good sized versatile room with a bright & modern presentation. Wall light points. A lovely guest room, work from home office etc.

**LOUNGE**



13'8" x 14'6"

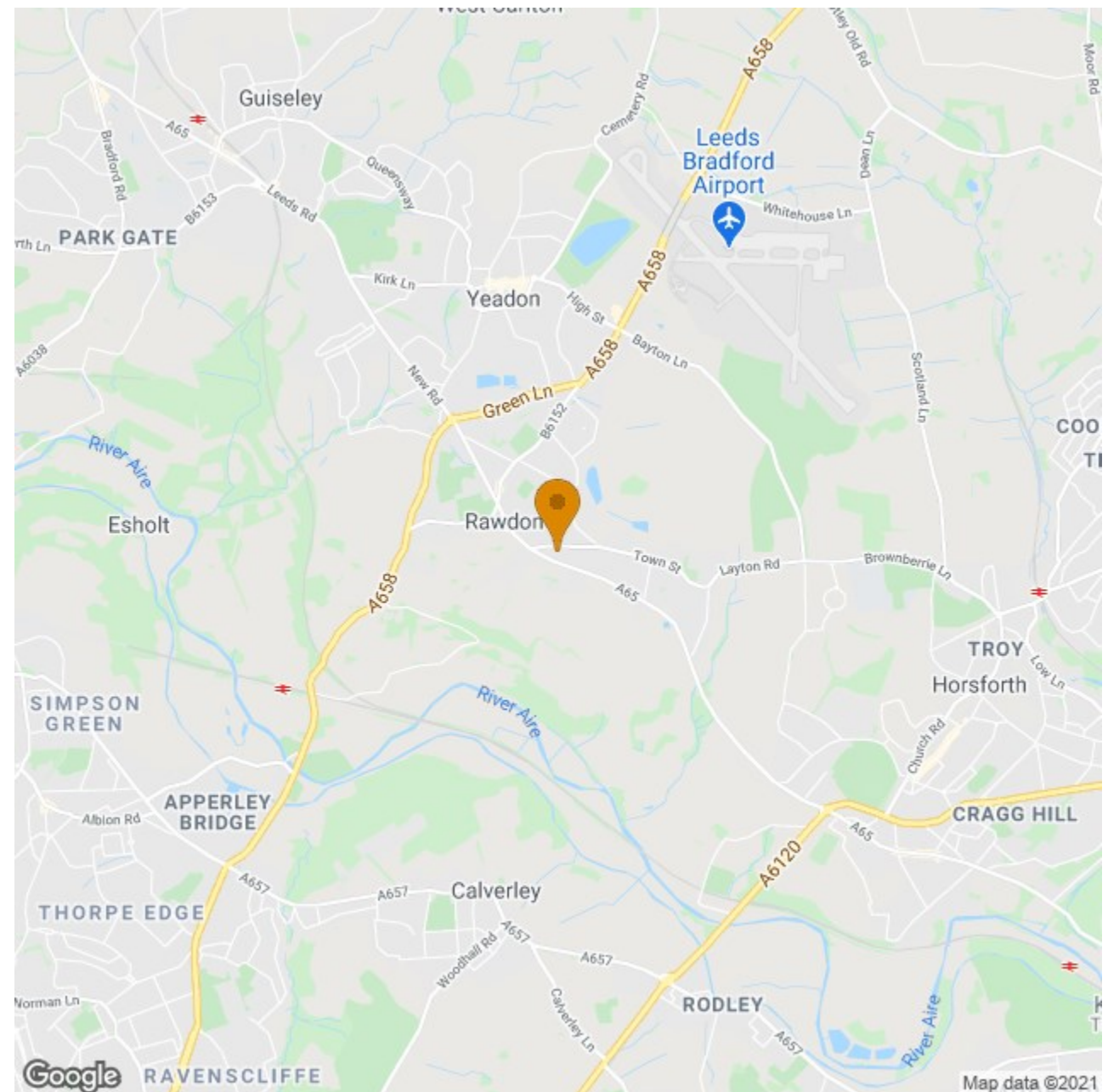
A lovely bright reception room with large window and sliding/glazed doors leading onto a balcony, the ideal place to sit out, relax, enjoy the superb elevated/distant view, a glass of something chilled etc. Stylish decor theme, wall light points. Oak floor and skirting boards. Wall light points. Television aerial point.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## BATHROOM



11'0" x 6'0"

A fabulous bathroom, larger than many we see. Fitted with a four piece suite comprising shaped bath with shower over and a glazed screen, pedestal wash hand basin, W.C and bidet. Fully tiled in quality ceramics. Chrome heated towel rail. Wood effect floor. Inset ceiling spotlights.

## OUTSIDE



There is parking at the front. The rear garden is enclosed and has been designed for low maintenance. An ideal space in which to sit out and enjoy alfresco dining, have friends over for a BBQ or just sit with a glass of wine.

## 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 0113 2390012 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.

## BROCHURE DETAILS

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



W.C



3'4" x 5'5"  
A convenient, well positioned room fitted with a modern suite comprising low flush W.C and a pedestal wash hand basin.

LOWER GROUND FLOOR  
Oak staircase leading down to...

HALLWAY  
With minimalist decor theme, oak skirting boards and architraves. Useful store under the stairs. Door into...

LIVING/DINING KITCHEN



11'0" x 22'0"  
A fabulous sized dual aspect room forming the hub of the house and providing a large sociable space with well defined kitchen & living/dining areas, with ample space for a good sized dining table and chairs, comfy sofa etc. Minimalist decor theme, oak flooring and wall light points. The kitchen area is fitted with a comprehensive range of quality modern cabinetry and drawers with luxurious granite work-surfaces, which in part extend to form a useful breakfast bar, perfect for casual dining. Inset sink and 'Swan' neck mixer tap. Integrated oven, four point gas hob and extractor over. Ceramic tiles to splash-back areas. Inset ceiling spotlights, wall light points. Pleasant outlook to the rear elevation. Oak flooring and skirting boards.

UTILITY ROOM

6'0" x 11'0"  
Taking care of the practical requirements of this lovely home. Comprehensive fitted units provide excellent additional storage space, with work-surface over and inset sink/tap. Door leading outside.

TO THE FIRST FLOOR  
Oak spindle and balustrade staircase leading to the first floor landing.

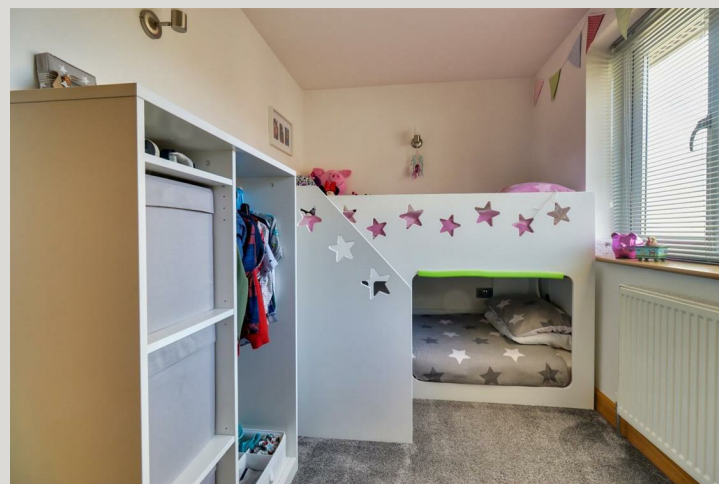
LANDING  
With bright, modern decor theme. Door into...

PRINCIPLE BEDROOM



11'0" x 14'6"  
A lovely bedroom with quality built-in furniture providing good hanging and storage space. The window frames an impressive long distance view.

BEDROOM TWO



11'0" x 6'7"  
Another lovely bedroom with modern presentation.

