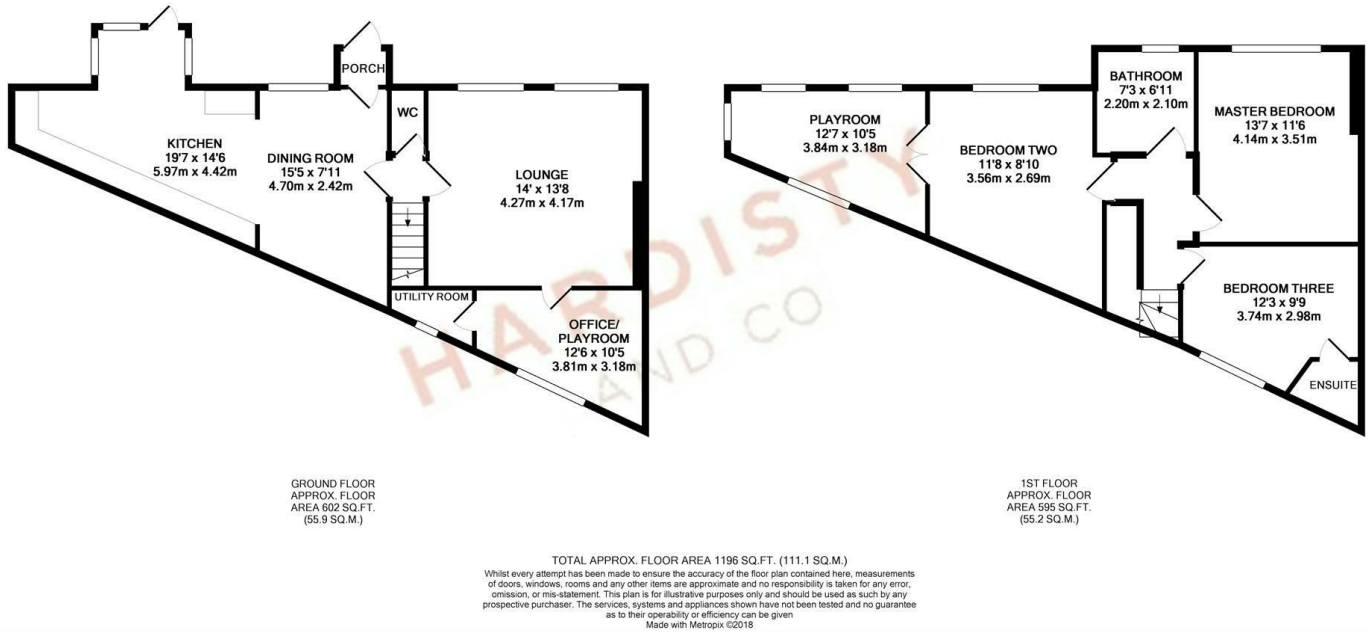


HARDISTY AND CO



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:
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

Guiseley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Springwood Road
Rawdon

£459,950
4 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

INTRODUCTION
FEW PROPERTIES HAVE THE ABILITY TO STIR EMOTION EVEN BEFORE ONE HAS TAKEN A STEP OVER THE THRESHOLD. However, this property with all its character, charm and beauty from the outside in, is certainly one of those that will take your breath away. SET IN A HIGHLY SEMI RURAL LOCATION, AND BACKING ONTO OPEN FIELDS, this stunning and beautifully presented semi detached stone cottage dating back to over 200 years ago, must be viewed to fully appreciate size of accommodation on offer. On entering this much loved home you immediate get the feeling of warmth. This stunning property briefly comprises entrance porch, family dining room, bespoke fitted contemporary kitchen, inner hallway leads to ground floor cloaks, family lounge, office/bedroom and utility room. To the first floor there are a further three bedrooms, one with ensuite toilet, and house bathroom. There is a further room which is currently being used as a playroom. To the outside of the property, there is off street parking to the front. Entering the front garden by an arched hedge enclosure for privacy, this stunning home will immediate put a smile on your face. The front garden has a beautiful paved seating area, with a large lawned area and an abundance of flowers, trees and shrubbery. The privacy provides a lovely secluded area which for one lucky family has a HOT TUB and the vendor may include it in the price. There are gardens to side and rear. A gate opens up to the lovely fields ideal for country walks. IF YOU LOVE BEAUTY THEN THIS IS THE HOUSE FOR YOU. NOT TO BE MISSED.

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, Bradford and Harrogate. 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/bus 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
From the Guiseley office proceed along A65

towards the JCT 600 roundabout. At the roundabout take the third exit onto Apperley Lane towards the traffic lights. Turn left onto Micklegate Lane and right onto Springwood Road. The property is found on the left hand side identifiable by our for sale board.

ACCOMMODATION

ENTRANCE PORCH
Accessed via an two attractive hard wood entrance doors with stained glass windows, in keeping with the property, and exposed stone walls, which leads into:

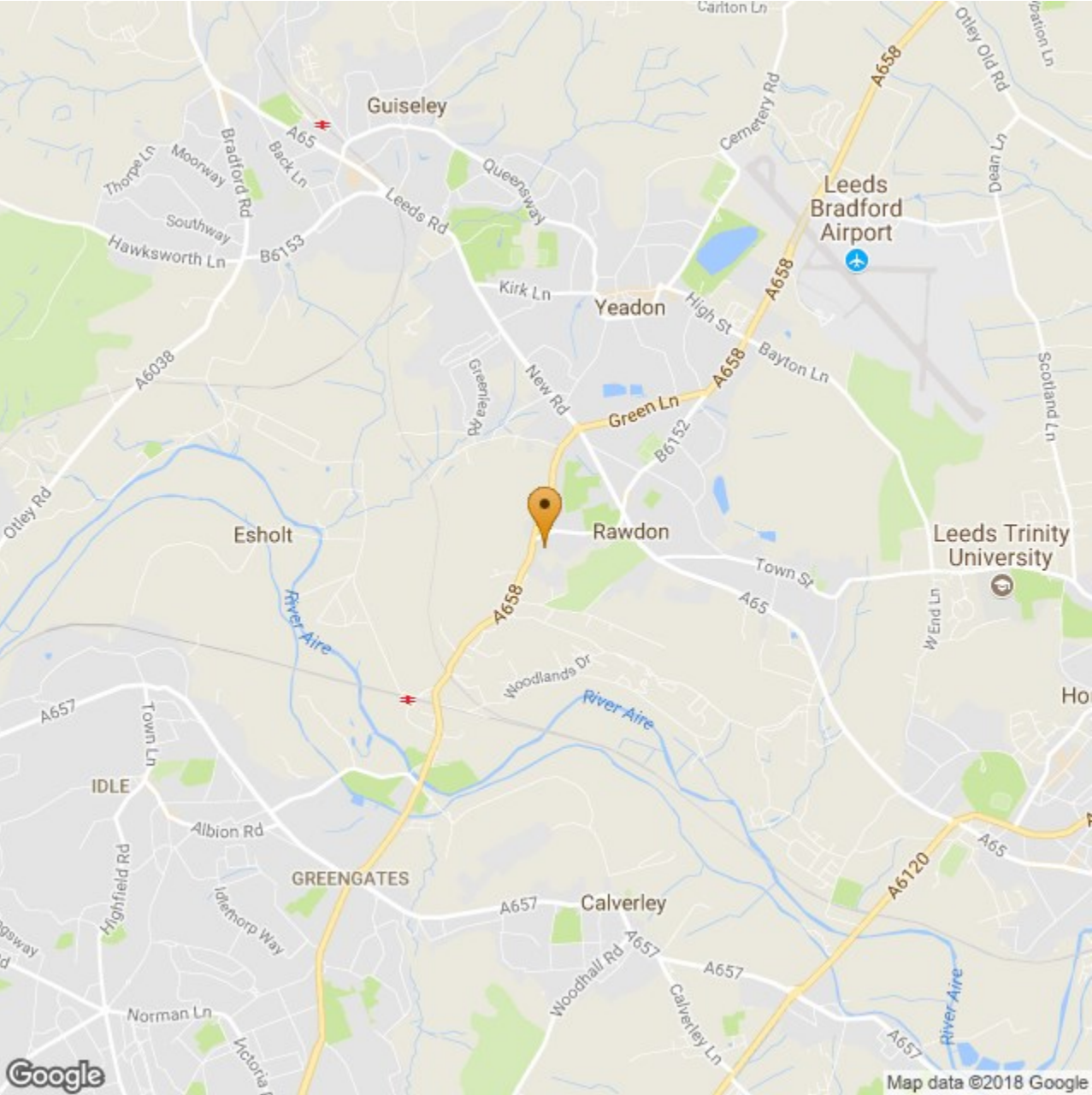
FAMILY DINING ROOM
15'5 x 8'11 (max)
A lovely light and airy room again with solid wood entrance door and stain glass window, Upvc double glazed window to front elevation. Double radiator. Open to:



BESPOKE FITTED CONTEMPORARY KITCHEN
19'7 x 14'6 9 (max)
With lovely bi-folding doors and floor to ceiling windows leading into the garden, this room brings the outside in. Upvc double glazed window to front. Comprising a wide range of contemporary bespoke fitted solid wood wall and base units with quartz work surfaces and upstands. Integrated Neff dishwasher, Neff fridge, Smeg Microwave and Smeg double oven, with extractor fan over. Upright feature radiator. Karndene flooring and inset spot lights.

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	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



you like. Comprising Upvc double glazed windows to front and side elevation with feature circular window to the rear elevation boasting breath taking open views. Two radiators.



BEDROOM.3.
12'7 x 8'10 (max)
Comprising Upvc double glazed window to rear elevation. Double radiator.



ENSUITE
Comprising Low level w.c., wash hand basin and extra fan. Fully tiled walls.

HOUSE BATHROOM
7'3 x 7'3
With the in keeping of this lovely home, the bathroom suite compliments it. Comprising free standing bath, separate shower cubicle, low level w.c., wash hand basin. Solid wood flooring. Upvc double glazed window to front.

OUTSIDE
To the outside of the property, there is off street parking to the front. Entering the front garden by an arched hedge enclosure for privacy, this

stunning home will immediate put a smile on your face. The front garden has a beautiful paved seating area, with a large lawned area and an abundance of flowers, trees and shrubbery. The privacy provides a lovely secluded area which for one lucky family has a HOT TUB and the vendor may include it in the price. A gate opens up to the lovely fields ideal for country walks. PERFECT FOR THOSE LAZY SUMMER EVENINGS.



VIEWS



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

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?





UTILITY ROOM
Comprising Upvc double glazed window to rear elevation. Glow worm boiler. Point for washer and dryer.

FIRST FLOOR

LANDING AREA
This lovely landing area has a feature arch window and access to loft.

MASTER BEDROOM
13'7 x 11'6 into recess
Boasting breath taking views this beautiful master bedroom comprises Upvc double glazed window to front elevation. Double radiator.

INNER HALLWAY
This lovely inner hallway leads to downstairs W.C, family lounge, office, and utility room, with stairs leading to first floor.

DOWNSTAIRS W.C.
Comprising low level w.c., wash hand basin. Extractor fan. Part tiled walls and flooring.

FAMILY LOUNGE
14'15 x 13'8
This is again a beautiful warm and cosy room, great for relaxing. Comprising two Upvc double glazed windows to front elevation. Double radiator. Multi burning stove with tiled back and hearth and solid wood surround. TV point.

OFFICE/PLAYROOM/BEDROOM
12'7 x 10'5
Currently this room is being used as an office, ideal for anyone working from home. However with such versatility it can also be another bedroom or childs playroom. Comprising Upvc double glazed windows to rear elevation. TV point. Inset spot lights.



BEDROOM.2.
11'8 x 8'10
Comprising Upvc double glazed window to front elevation boasting breath taking views. Double radiator. Door to:



PLAYROOM
15'7 x 10'1 (max)
Another versatile room which can be for what ever

