

A photograph of a two-story stone house with a paved courtyard and greenery. The house features a mix of light and dark stone blocks. There are several windows with white frames and a large glass door on the ground floor. The courtyard is paved with irregular stone tiles. There are large green bushes and a small tree in the courtyard. The sky is blue with some clouds.

HARDISTY PRESTIGE

Town Street

Rawdon

- Unique 4 bed stone detached
- Lovely tranquil Rawdon setting
- 273.sqm flexible living space
- Scope for self-contained ground floor
- Walk to schools/local amenities

EPC Rating E

hardistyandco.com

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Town Street

Rawdon

UNIQUE & INTERESTING STONE DETACHED in a TRANQUIL SPOT in DESIRABLE RAWDON VILLAGE, tucked away along a gated driveway, within a walk of the village amenities, local schools, the Billing where leisure time can be enjoyed & with excellent commuter/access links. Beautiful long distance views. Slightly further afield is a train station, fashionable eateries, and a larger range of shopping and leisure amenities. Approx 273 sqm of spacious, versatile living over 3 floors, with lift access - a rare bonus! SCOPE FOR INDEPENDENT GROUND FLOOR LIVING, currently offering a large games room, 2 double bedrooms, store rooms and modern bathroom - Ground Floor: Extensive reception space, kitchen, WC and cloaks. First floor: Two superb large bedrooms and a large bathroom. Solid Iroko hardwood double glazed windows throughout, along with french polished oak skirting boards and window sills, Gas CH and Internet ready. Plans were passed to add an extension to the property, however, these have since lapsed - Plans are available for viewing within our office. NO CHAIN SALE. EPC - E



INTRODUCTION

This impressive stone built 4 bedroom detached residence is tucked away in a tranquil setting, accessed down a private driveway via electric gates. Skillfully adapted over the years the substantial accommodation which totals approximately 273sqm offers highly versatile space which is set over three floors. A lift within the property takes you to each level, of which the lower ground floor provides two double bedrooms, a large games room, storage rooms and a bathroom. This floor could be completely self-contained to assist independant living for family or guests. Upon entering the spacious ground floor hallway, reception rooms flow well from one to the other, providing an extensive lounge which could easily be divided into two rooms if desired, the dining room is off here, there are WC and cloaks facilities and a spacious kitchen. To the first floor a further two superb large bedrooms have comprehensive fitted robes/storage and the large bathroom has a traditional suite. Durable Solid Iroko hardwood double glazed windows are fitted throughout the property, along with french polished oak skirting boards and window sills, there is gas central heating and Internet installed. Gardens run around three sides of the property and are immaculately maintained. Plans were passed to add an extension to the property, however, these have since lapsed. Plans are available for viewing within our office. Situated in lovely sought after Village with excellent commuter/access links, good local amenities, a church, schooling and the Billing where leisure time can be enjoyed. Slightly further afield are a larger range of shopping and leisure amenities. No chain sale.

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. 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 church, 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 a short distance away where you can enjoy leisure time.

HOW TO FIND THE PROPERTY

From our office on New Road Side proceed up to the roundabout then straight across. Continue along into the A65 Rawdon Road. Turn right up Carr Lane and at the 'T' junction turn left. Proceed along Rawdon Town Street. Take a left hand turn down the private drive between the Sunningdale Nursing Home and mini roundabout, through the private electric gates and around to Emmot House. Post Code LS19 6PU. Emmott House is clearly marked on the entrance post.

ACCOMMODATION

TO THE GROUND FLOOR

A substantial stone built covered entrance portico with external lanterns fitted to either side gives impressive access into the house. External post box fitted here. Solid timber front door with multi-paned glazed side light leading into...

ENTRANCE HALL

17'7" x 12'3"

Very spacious with high ceiling, coving and inset ceiling lights. Doors lead off into all ground floor rooms providing a lovely flow. A lift within the hallway offers a unique 'Retro' feature giving access to all floors. The lift was up-dated to the highest of standards recently and an inset telephone provides an outside line. Oak skirting boards.

LOUNGE/FAMILY ROOM

32'0" x 20'0" 'I' shaped

Oak multi-paned doors lead into this substantial room which enjoys a rather grand feel. Offering ample space which could be separated into two defined reception rooms if desired. Wallpaper decor, ceiling cornice and wall lights. Four large windows flood the room with natural light and having a pleasant outlook over the gardens. Feature stone fireplace floor to ceiling with a stone/slate hearth and inset Baxi fire with ash removal to the lower level. Open into...

DINING ROOM

12'4" x 14'0"

A lovely bright room with two large windows. Ample space for table and chairs to facilitate formal dining, ideal for entertaining. Complementary wall coverings. Two wall light points.

KITCHEN

12'0" x 10'0"

Of ample proportions, currently fitted with cream wall and base units, granite effect work surfaces, inset one and a half bowl stainless steel sink and taps. Cooker point. Integrated dishwasher. Two large windows admitting good light.

CLOAKS FACILITIES/WC

3'0" x 5'0"

With sink set into a raised vanity unit and taps. Door into WC, Low flush. Window.

FIRST FLOOR ACCOMMODATION

Lift access leading to ...

LANDING

Another great space leading off into the bedrooms and bathroom. Full width doors are fitted enclosing excellent storage space, with access ladder down into the lounge. Inset ceiling spotlights, two wall light points. Access hatch into the loft space. Door into...



BEDROOM ONE

12'0" x 23'0"

Measured to include storage robes this is excellent space, unusually large and bright. The ceiling is of hand crafted curved design with wood cladding. Extensive fitted wardrobes across one full wall, with a further internal door giving access into further storage into the eaves. At the opposite side of the room there are matching robes with fitted drawers beneath. Headboard with bedside cabinets attached.

BEDROOM TWO

10'0" x 23'0"

Another excellent sized bedroom with built-in wardrobes across one width and to the opposite side a bank of fitted corresponding drawers. Above the drawers a fitted pelmet houses concealed lighting. Very bright with a large window to the side elevation. Telephone point, two wall light points.

BATHROOM

14'6" x 10'0"

What a great size, spacious indeed and fitted with a traditional style five piece suite including a bath, shower cubicle, WC, bidet and a large shaped sink with chrome taps. High level window, inset ceiling lights. Fully tiled in two-tone ceramics. Chrome heated towel rail.

LOWER GROUND FLOOR

Access to the lower ground floor accommodation can be gained either from the lift internally, or two separate external doors. Accommodation is very spacious and offers itself very well indeed as self-contained for dependent relatives (if required). With a separate gas central heating system run from a combi-boiler briefly comprises....

INNER HALL

Carpeted. Two wall light points. Leading into all rooms...

STORE ROOM WITH POTENTIAL

28'9" x 14'4"

Such fantastic space, clean and tidy with painted walls and two central heating radiators. There is scope for this area to be utilised in many ways, ie games room as lots of space for pool table, table tennis table etc, studio, gym, home office etc, or self-contained use combined with the other rooms at this level. A small utility room is situated at the back and another storage cupboard which houses meters, the lift 'plant' room is also off this room.

BEDROOM THREE

Carpeted with neutral decor. Inset ceiling spotlights. Central heating radiator. Large double glazed window. Oak door with glazed inserts leading outside.

BEDROOM FOUR

Carpeted with neutral decor. Inset ceiling spotlights. Central heating radiator. Large double glazed window. Oak door with glazed inserts leading outside.

BATHROOM

Completely refurbished and now having a modern white suite comprising 'P' shaped bath, WC with mixer tap and low flush WC. Central heating radiator. Mostly tiled. Extractor fan.

OUTSIDE

Electric fob operated gates give access onto a long driveway which leads down to this property. There is ample space for parking/visitor parking and the property is screened by trees, with pleasant garden areas and attractive shrubs etc. There are two access doors leading to the lower ground floor, alternatively stone steps lead up to the garden and to a most impressive solid oak traditional entrance door which sits within a grand stone built entrance. Lawned gardens are immaculately tended and run around three sides of the property having flower/shrub borders. The gardens offer a good degree of privacy, peace and quiet, a tranquil space indeed.

PLANNING & BUILDING REGS.

Comprehensive plans for possible extension works are held on-file within our office and can be perused by interested parties. Any permissions obtained have since lapsed and interested parties must satisfy themselves that such permissions may be gained in the future.

POTENTIAL/SUGGESTED FLOOR PLAN

We understand from the vendor that it is entirely possible to retain the lift and add in a staircase should one wish. The first floor of the property is circa 1000 sq ft and we believe with a simple reconfiguration this floor could offer either three bedrooms and ensuite to a master or even four bedrooms to help better suit families. The over 3000 sq ft of the property is substantial and it is in a great central Rawdon position and we believe that there are numerous layout potentials and these are reasonably straight forward to create. We are happy to accommodate viewings with architects and can make recommendations if required.

BROCHURE DETAILS

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





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