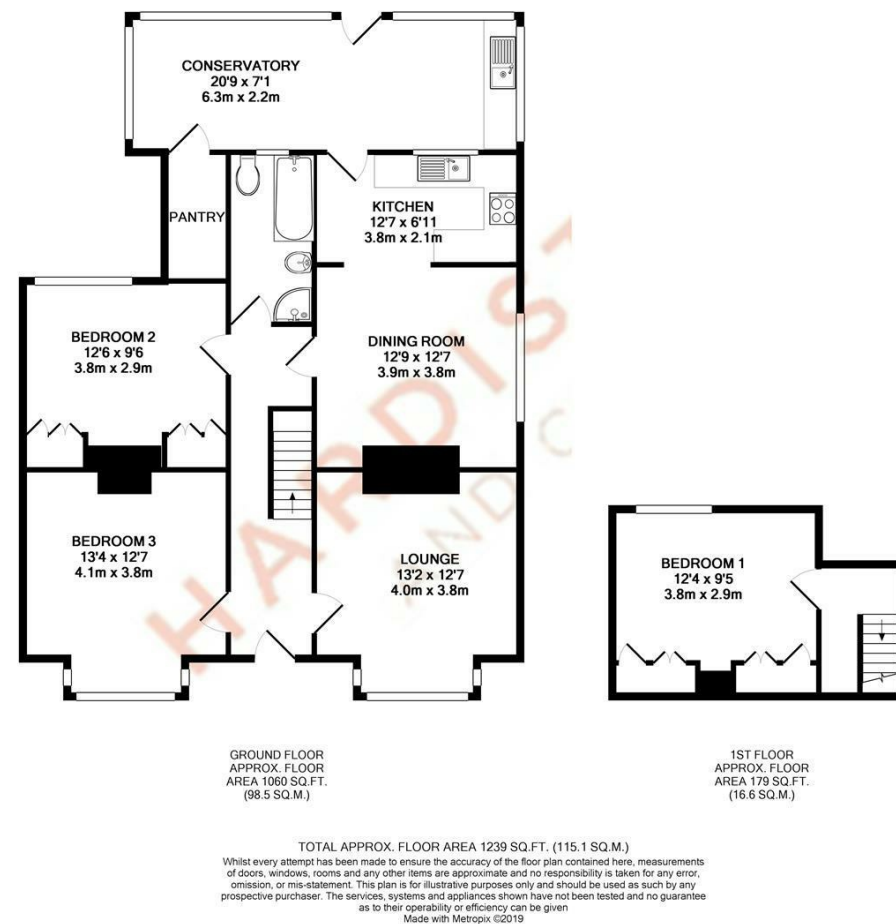


HARDISTY

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:
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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HARDISTY

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Belmont Grove
Rawdon

£284,950
3 BEDROOM BUNGALOW - SEMI
DETACHED

hardistyandco.com

INTRODUCTION
SET IN A HIGHLY DESIRABLE AREA OF RAWDON, CLOSE TO ALL LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, WE ARE DELIGHTED TO OFFER FOR SALE THIS WONDERFUL SUBSTANTIAL AND SPACIOUS SEMI DETACHED BUNGALOW. This lovely home which is on a large corner plot has massive potential if someone wants to extend, however, this beautiful home which is full of character and space does not need an extension. On entering this bungalow it immediately becomes apparent how light and airy it is. Briefly comprising entrance hall, family lounge, reception room/bedroom, master bedroom, house bathroom, dining room, kitchen and large conservatory. To the first floor there is a further double bedroom. To the outside there is driveway providing ample parking with a lovely easy maintained garden to the front. To the rear of the property there is a larger than average enclosed garden which has a paved seating area, paved walkway, abundance of flowers, trees and shrubbery with pebbled area leading to a lovely trestle seating area. IN OUR OPINION THIS HOME MUST BE VIEWED.

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, tea rooms, public houses, take-away, restaurants, bakeries and convenience stores 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 office at Guiseley proceed on A65 Otley Road towards New Road Yeadon. At the traffic lights take a left hand turning onto Kirk Lane. Proceed along Kirk Lane and at the mini roundabout go straight on towards Harper Lane. At the roundabout take the third exit onto High Street. At the traffic light take a right hand turning onto Harrogate Road and left onto Belmont Grove. The property is found on the left hand side.

ACCOMMODATION

GROUND FLOOR
uPVC double glazed entrance door with stained glass window to . .

ENTRANCE HALL



You immediate get the feeling of space and character when you enter this lovely home. Comprising Dado shelving. Single radiator. Spindle and balustrade staircase to first floor.

FAMILY LOUNGE



13'2 x 12'7 (into bay)
This light and airy spacious family lounge comprises ceiling coving. Dado rail. Picture rail. Feature marble effect fire surround with fitted gas fire. Double radiator. uPVC double glazed bay window to the front elevation.

RECEPTION ROOM/ADDITIONAL BEDROOM



13'4 x 12'5
This is a very versatile room and is currently used as one of the double bedrooms, comprising ceiling coving. Single radiator. uPVC double glazed bay window to the front elevation.

BEDROOM ONE



12'4 x 9'5 (up to robes)
A great double bedroom comprising single radiator. uPVC double glazed window to the rear elevation.

HOUSE BATHROOM



10'6 x 5'1
Comprising of panelled bath, shower cubicle with inset shower, vanity unit with wash-hand basin and low flush W.C. Heated chrome radiator. Extractor fan. Partially tiled walls.

DINING ROOM



12'9 x 12'7
Feature wood fire surround with fitted gas fire set on marble hearth. Laminate flooring. Single radiator. uPVC double glazed window to the side elevation.

FITTED KITCHEN



12'7 x 6'11
Fitted wall, base and drawer units with laminate work surfaces. One and half stainless steel sink and side drainer with mixer tap. Integrated electric oven and gas hob with extractor fan above. Plumbed for dish-washer. Points for fridge/freezer. Double radiator. single glazed window and stable style door to the rear elevation.

LARGE CONSERVATORY
20'9 x 7'1
Leading into the rear garden this fantastic conservatory comprises under stairs storage. Plumbed for washing machine. uPVC double glazed windows and door to the rear elevation.

FIRST FLOOR

LANDING
Door to . .

BEDROOM THREE



12'6 x 9'6 (up to robes)
Another double bedroom comprising fitted wardrobes. Double radiator. uPVC double glazed window to the rear elevation.

OUTSIDE



To the outside there is driveway providing ample parking with a lovely easy maintained garden to the front. To the rear of the property there is a larger than average south facing enclosed garden which has a paved seating area, paved walkway, abundance of flowers, trees and shrubbery with pebbled area leading to a lovely trestle seating area. Wonderful for sitting out.

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?