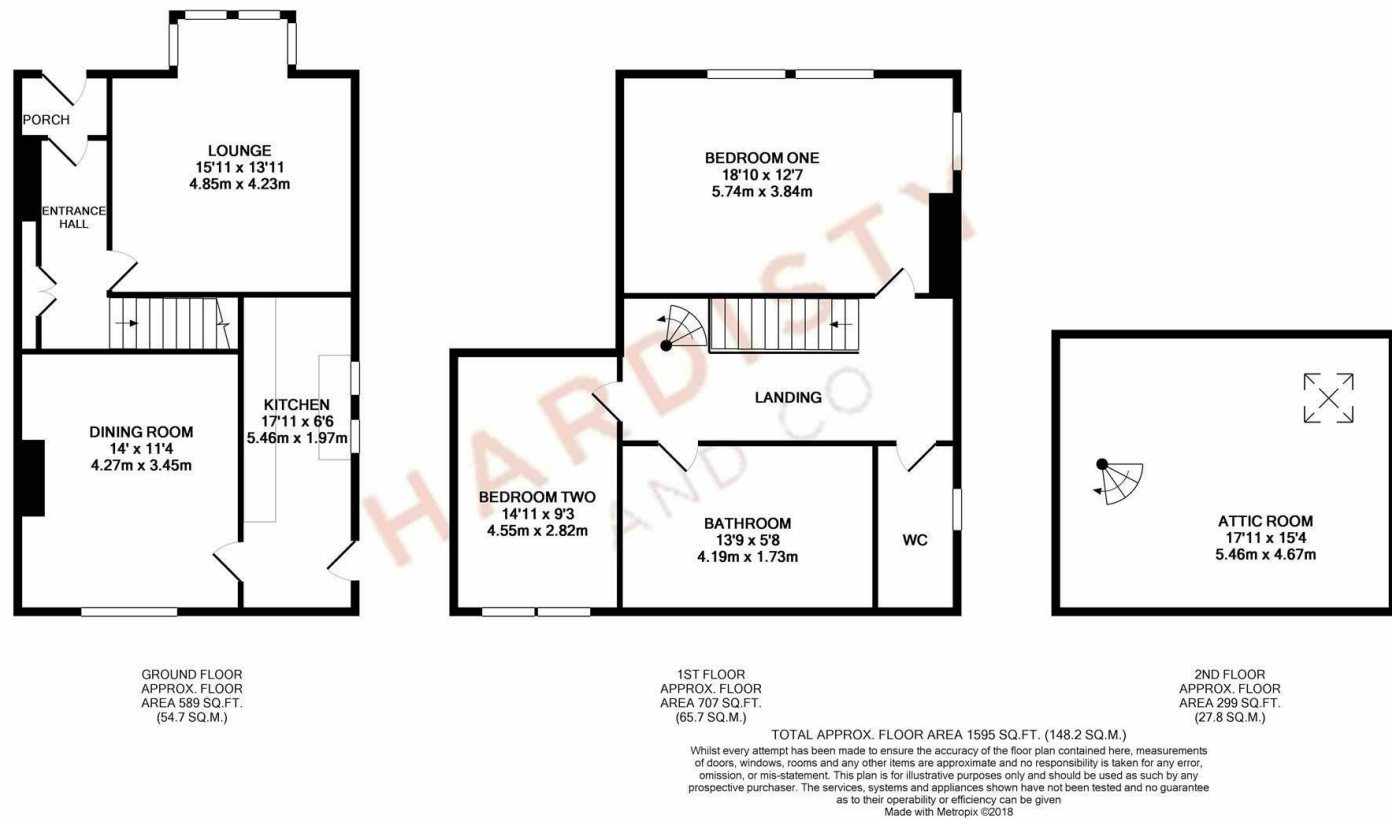


HARDISTY AND CO



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 AND CO



Apperley Lane
Rawdon

£310,000
2 BEDROOM COTTAGE

hardistyandco.com

INTRODUCTION

A delightful, stone character cottage with lovely period features including exposed brickwork, stonework, beams and mullioned windows! With two reception rooms, modern fitted kitchen, superb, spacious landing with plenty of room for an office/study area if required, two double bedrooms, contemporary and stylish house bathroom, separate WC and fantastic attic room accessed via a spiral staircase. The property sits in a most sought after location, close to village amenities, highly regarded schooling, the Park and with excellent transport links. Both Horsforth and Apperley Bridge train stations are close to hand too as is Leeds Bradford International Airport for those needing to travel further afield. There is delightful countryside on your doorstep and outside the property has a lovely family garden to the rear with a lawn and paved patio, the garden is fully enclosed and safe with mature borders and to the front is a cobble area, space for parking for two cars and an adjacent garage with power and light. There is shared access to the cobble area.

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

From our office on Otley Road, Guiseley proceed towards JCT 600 roundabout in Rawdon. At the roundabout take the third exit onto Apperley Lane and the property can be identified by our For Sale Post Code - LS19 6BJ

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE HALL

With modern wood effect flooring, useful storage cupboard, lovely exposed beams and door with feature leaded panel to ...

KITCHEN

17'11 x 6'6
A great size with two windows and external door to the side elevation, tiled floor and a modern range of wall, base and drawer units with complementary worksurfaces. Part tiling to walls, integrated double electric oven, four point gas hob, extractor fan over, washing machine and dishwasher. Stainless steel sink and side drainer with mixer tap, point for a fridge freezer and modern flooring. Alarm.

DINING ROOM



14' x 11'4
A lovely reception room with exposed beams, feature stone fireplace and window to the rear elevation. Neutral decor and light carpet.

LOUNGE



15'11 x 13'11
A great size reception room with large bay windows to the front elevation with stone mullions allowing natural light to flood in and providing a pleasant outlook! Feature exposed beams, stone fireplace, dado rail and shelving. Modern wood effect flooring.

FIRST FLOOR

LANDING



With exposed beams, cast iron spindle and balustrade staircase, inset spotlighting and exposed brickwork. Large enough to use as an office/study space if required and giving access with a spiral staircase up to the attic room. Doors to ...

BEDROOM ONE



18'1 x 12'7
Wow! A great size master bedroom with dual aspect to the front and side elevation, recessed spotlighting and some exposed beam work. Neutral decor and light brown carpet. Feature period cast iron fireplace.

BEDROOM TWO



14'11 x 9'3
A further double bedroom with mullioned window to the rear elevation and fantastic exposed stonework to one wall. Neutral decor and pink carpet.

BATHROOM



13'9 x 5'8
A fantastic size family bathroom with window to the front elevation,

quality tiled floor, useful storage cupboard and a contemporary style suite with a large walk in shower, jacuzzi style bath and wash hand basin. Recessed spotlighting and exposed beam. Large modern tiling to wet areas and neutral decor to remainder. Stunning!

SECOND FLOOR

ATTIC ROOM



17'11 x 15'4
A good size with Velux windows, exposed beams and trusses and exposed brickwork. Restricted head height.

OUTSIDE



There is a low maintenance pebbled area to the front with mature beds. There is a garage adjacent with power and light and a cobbled area with right of access and space for parking two cars. The rear garden is mainly laid to lawn and enclosed with a paved patio area and well stocked borders. A perfect family garden!

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?

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		39	54
(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 CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	