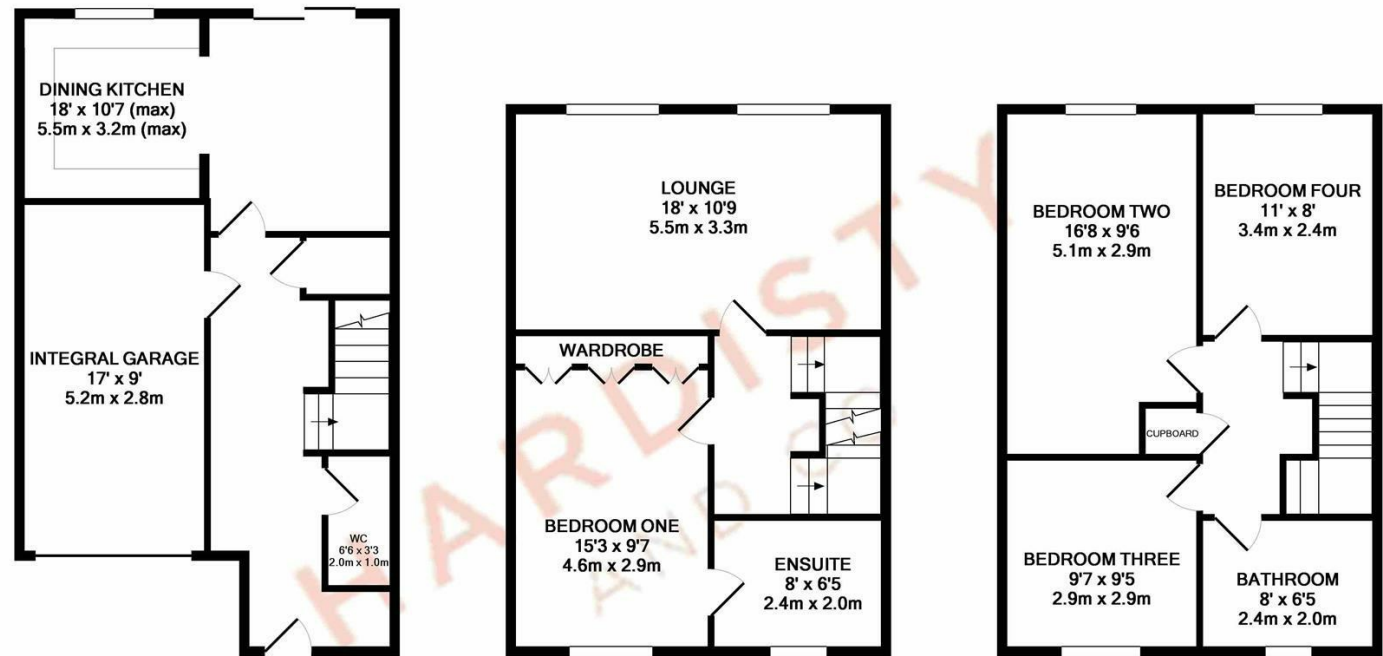


HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 1439 SQ.FT. (133.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

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

Guiseley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Grosvenor Mews
Rawdon

£339,950
4 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION
Impressive, all-round family home with four double bedrooms, master ensuite complemented with generous reception space including dining kitchen opening onto the garden, large lounge and integral garage (with potential to be a gym space or utility etc!). All of this nestled in a peaceful cul-de-sac position yet convenient for amenities, transport links (including apperley Bridge train station) and highly regarded schooling all within a walk! Well presented throughout ready to walk straight into! Rare and not to be missed!

LOCATION
Grosvenor Mews is situated in the much sought after area of Rawdon, just off Micklefield Lane close to Micklefield Park. Rawdon provides good local amenities including schools, shops and recreational facilities. Rawdon Golf and Tennis Club is close to this property. Horsforth and Guiseley which offer a more extensive range of amenities are within easy reach and Leeds, Bradford Harrogate and York are within commuting distance. Train Stations can be found at both Guiseley and Horsforth and Leeds Bradford International Airport is only a short drive away.

HOW TO FIND THE PROPERTY
From our office at Otley Road (A65) travel towards Leeds and turn right at the JCT 600 roundabout onto Apperley Lane. At the traffic lights turn left onto Micklefield Lane (B6152) and take the first left turning onto London Lane. Take your second right turning onto White Lands and GROSVENOR MEWS is the first turning on the right and the property can be found on the right hand side and identified by our For Sale board. Post Code - LS19 6SD

ACCOMMODATION

GROUND FLOOR
Timber entrance door...

ENTRANCE HALL
An impressive spacious hallway. Under stairs cupboard providing storage for coats and shoes. 'Balterio' flooring.

GUEST WC
3'3" x 6'6"
A very convenient modern two piece white suite. Comprising of wash-hand basin and low flush W.C.

INTEGRAL GARAGE
17'0" x 9'0"
A really good size integrated garage with electric up and over door.

DINING KITCHEN
18'0" x 10'7" (max)
A superb modern dining kitchen. White shaker style wall, base and drawer units with complementary work surfaces. Integrated double oven and integrated microwave. Five point gas hob. Plumed for washing machine. One and a half stainless steel sink and side drainer. Modern tiling. Sliding patio doors out to the garden.

LANDING
With doors to...

BEDROOM ONE
9'7" x 15'3"
A lovely size room with fitted robes to one wall.

ENSUITE
6'5" x 8'0"
A modern spacious three piece comprising WC, pedestal wash hand basin and good size shower cubicle. Modern tiled flooring.

LOUNGE



10'9" x 18'0"
An excellent size room with attractive decor theme. Pleasant garden outlook.

LANDING
Another great spacious hallway with useful cupboard. Doors into...

BEDROOM TWO



9'6" x 16'8"
A really good size double room, light and airy with modern decor theme.

BEDROOM THREE
9'7" x 9'5"
Another good size double room with modern decor theme. Great views - long distance!

BEDROOM FOUR



11'0" x 8'0"
A further double bedroom with modern decor theme.

BATHROOM
8'0" x 6'5"
Three piece family house bathroom comprising bath with shower over, WC and pedestal wash hand basin. Extractor fan. Partially tiled in complementary ceramics

with neutral decor to the remainder. Inset spotlights.

OUTSIDE



A great size rear garden with a lovely sunny aspect. Patio area leading to an enclosed lawn area providing a good degree of privacy.

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.

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		81	(81-91) B		77
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D	59	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		