

HARDISTY PRESTIGE

Layton Road

Rawdon

- 4 dble bed., detached home.
- Sits on one of the finest sites in Rawdon
- Superb breathtaking views.
- Substantial Reception space.
- Master suite with balcony.

EPC Rating D

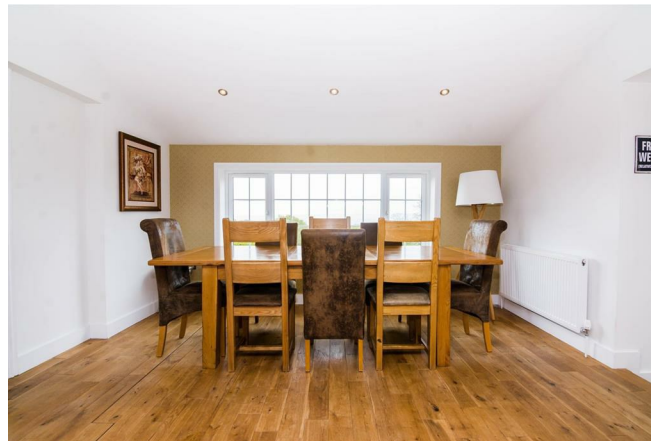
hardistyandco.com

0113 239 0012

Layton Road

Rawdon

An IMPRESSIVE, COMMANDING, DETACHED family home on ONE OF THE FINEST PLOTS in this MUCH SOUGHT AFTER village of Rawdon with BREATHTAKING VIEWS!! Substantial living space, PRESENTED TO EXCEPTIONALLY HIGH STANDARD. Close to HIGHLY REGARDED SCHOOLING, village amenities & EXCELLENT TRANSPORT LINKS with Leeds/Bradford Airport a SHORT DRIVE AWAY. Comprising FOUR DOUBLE beds., THREE RECEPTION rooms, FABULOUS DINING KITCHEN, STUDY, UTILITY, GUEST WC & THREE bathrooms. MASTER SUITE with ENCLOSED, DECKED BALCONY with those VIEWS!!! MATURE FAMILY GARDENS, LARGE PARKING FORECOURT & GENEROUS INTEGRAL GARAGE - NOT TO BE MISSED! EPC - D



INTRODUCTION

A most impressive and stunning detached family home which sits on what can only be described as one of the finest plots in the locality, taking advantage of views which are truly breathtaking. The property has been very tastefully updated to an extremely high standard, using nothing other than 'bespoke' and high quality fittings in modern and contemporary themes throughout. The property offers exceptional space internally, with reception space thoughtfully designed to complement modern family living, which balances very well indeed with the four double bedrooms. Ideally located for excellent local schools, both public and state, village amenities, for those need to commute further afield Leeds Bradford International Airport is only a short drive away, as is Horsforth train station and there's easy access to Leeds, Bradford, Harrogate and York centres. For those family weekends there is delightful countryside on your doorstep too, lovely walks and bike rides! The superb accommodation briefly comprises: Ground Floor: Entrance hall, guest cloaks/W.C, formal sitting/dining room, Bespoke dining kitchen/open into living area, utility room, lobby, integral double garage, family room/play room and a study/home office. To the first floor: Master suite comprising large bedroom, feature balcony and a opulent en-suite/house bathroom, bedroom two, en-suite and two further double bedrooms. Outside: Impressive and substantial frontage accessed via electronic gates providing extensive parking space. Extensive lawned rear gardens with those views!! large patio and decked areas!! A truly beautiful family home offering a private and tranquil setting along with those truly breathtaking views!! Early viewing a must!

LOCATION

A desirable and highly sought after Village location within a short distance of The A65, which provides excellent access links into Leeds, Bradford and surrounding business areas, with public transport available also. The property is handy for the motorway network and for the more travelled individuals, Leeds/Bradford International Airport is only a short distance away. A railway service runs from both Horsforth and Pudsey and the neighbouring villages of Horsforth, Apperley Bridge, Yeadon and Rodley are also close by offering a good variety of eateries, bars, Banks, shops etc. Leeds/Liverpool canal is a short distance away and boasts a nature reserve with wildlife and birdlife in abundance, many people enjoy the long walks available in that locality. There is an excellent choice of local schools catering for all ages, with private schooling also available. For those with a sporting interest a selection of reputable Golf Courses, health clubs, gyms etc are all easily accessible.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Continue across along the A65/Rawdon Road/Leeds Road. After approximately 1 mile and after passing the Rawdon Crematorium to your left, take a right turn into Layton Lane. Continue to the top of the hill and turn right into Layton Road. The property, 'Layton Croft' can be found on the right hand side (approximately opposite Billing Drive), identified by our For Sale board. Post Code: LS19 6QT

ACCOMMODATION

TO THE GROUND FLOOR

Quality Oak entrance door leading into...

ENTRANCE HALL

With attractive, modern/minimalist decor theme, ceiling cornice and 'Solid Oak' flooring. Contemporary vertical central heating radiator. Attractive feature turned staircase leading to the first floor. Oak doors into...

FORMAL SITTING/DINING ROOM

23'0" x 16'0"

A large, well proportioned through room with contemporary neutral decor, deep ceiling cornice and Solid Oak' wood flooring. Beautiful feature working stove inset to chimney breast with oak lintel over. Two double glazed windows to the side elevation. Opens into a formal dining area providing generous space for a dining table and chairs. Feature contemporary decor to one wall. Large multi-paned window to the rear elevation with superb garden views.

LIVING/DINING KITCHEN

22'8" x 38'6" max

This area has been designed for everyday modern family living. Successfully combining a 'Bespoke' high quality kitchen and living area, comprising...

DINING KITCHEN

A truly fabulous space fitted with a 'Bespoke' range of high quality 'white high gloss' units with a central feature island and a comprehensive range of 'Walnut effect' units to one full wall, extending floor to ceiling. 'Corian' integrated working surfaces give an overall modern look with 'clean-lines'. Integrated one and a half bowl sink with side drainer with modern mixer tap, dishwasher, fridge and freezer, two 'Neff' ovens and induction 'hob' with a feature stainless steel extractor hood over. The central island incorporates a useful breakfast bar area to either end. The kitchen is a bright and airy

room flooded with light from the double glazed french doors and the large window. Decor is neutral, with inset ceiling spotlights and two designer vertical central heating radiators. Highly polished 'Porcelain' floor. The french doors give access out onto an extensive patio which provides breathtaking views. A step takes you up from the kitchen into...

LIVING AREA

Ideal day to day living area with lots of space for relaxing, watching television etc. Light and neutral decor, inset ceiling spotlights. Large uPVC double glazed window with pleasant outlook over the rear garden.

UTILITY

8'3" x 8'8"

A useful and spacious area with neutral decor and solid 'Oak' flooring. Sink unit with stainless steel sink and side drainer & modern mixer tap. White splashback tiles, shelf fitted above. Double wall unit. Plumbed for washing machine and point for tumble drier. Chrome ladder effect central heating radiator. Access to useful under stair storage cupboard. Door into...

LOBBY

With door to ...

INTEGRAL GARAGE

15'0" x 21'0"

A particularly generous garage with electric up and over door. The central heating boiler is housed here.

FAMILY ROOM/PLAY ROOM

14'0" x 12'3" max

A really generous, versatile space with minimalist decor theme. Recessed housing for television etc. Large double glazed window and further small window to the front elevation.

STUDY/HOME OFFICE

8'7" x 7'8"

Comprehensive range of fitted furniture to assist home working, to include desks, drawers, shelving etc. Neutral decor. Vertical central heating radiator. uPVC double glazed window to the front elevation.



GUEST CLOAKS/W.C.

7'0" x 5'8"

Luxurious sanitary ware comprising contemporary WC with concealed cistern and flush, 'Walnut' effect furniture including vanity unit with inset square sink and chrome level tap. Wall mounted storage cupboard. Chrome vertical ladder central heating radiator. Solid Oak wood floor and quality feature two-tone 'Travertine' tiling to one wall.

TO THE FIRST FLOOR

LANDING

Split-level with continuation of feature staircase from the ground floor. The landing has a characterful and interesting feel. Two central heating radiators. uPVC double glazed window to the rear elevation. Oak doors leading into...

MASTER SUITE

Comprising...

MASTER BEDROOM

14'8" x 17'4"

Superb space with neutral decor and contemporary paper to one feature wall. Double aspect with large window to the front elevation and uPVC double glazed french doors leading out onto an expansive decked balcony with views to get very excited about. Door into en-suite.

BALCONY

Measuring some 23ft approximately and taking advantage of possibly one of the best views in the region. The decked balcony is a superb feature of this property, is enclosed by a glazed and stainless steel surround and has lots of space for furniture so you can sit out with a cup of tea, glass of champagne or sunbath etc.

EN-SUITE

11'0" x 8'8"

Stunning !! Tiled from floor to ceiling in high quality Travertine marble and fitted with a contemporary four piece suite comprising pedestal W.C with concealed cistern, large bath encased in Travertine with chrome mixer tap, feature rectangular ceramic sink with chrome mixer tap set in wall hung white high gloss vanity unit with chrome mixer tap and a double walk-in shower with chrome electric shower with large square shower head. Inset ceiling spotlights. Central heating radiator. uPVC double glazed window. This is a 'Jack n Jill' en-suite which can also be accessed from the landing and used as a house bathroom if desired.

BEDROOM TWO

14'0" x 16'3"

A lovely large double bedroom with neutral decor and feature decor to one wall. An alternative Master bedroom maybe! Fitted wardrobe. uPVC double glazed patio doors out onto the balcony, again with the stunning views. Door into...

EN-SUITE

6'0" x 8'6"

With a good quality modern white suite, having a rectangular sink set into a 'Walnut' effect unit with a chrome mixer tap. Wall hung WC with concealed cistern and a walk-in shower unit. Fully tiled in attractive two-tone ceramics. No need for frosted glass, what a great view!

BEDROOM THREE

12'7" x 14'0"

Superb double, again situated at the rear of the property so taking advantage of the superb far reaching views. Attractive decor into alcoves.

BEDROOM FOUR

14'3" x 13'0"

Of superb proportions yet again! Fitted with a comprehensive range of modern wardrobes. Dual aspect so lots of natural light too!

OUTSIDE

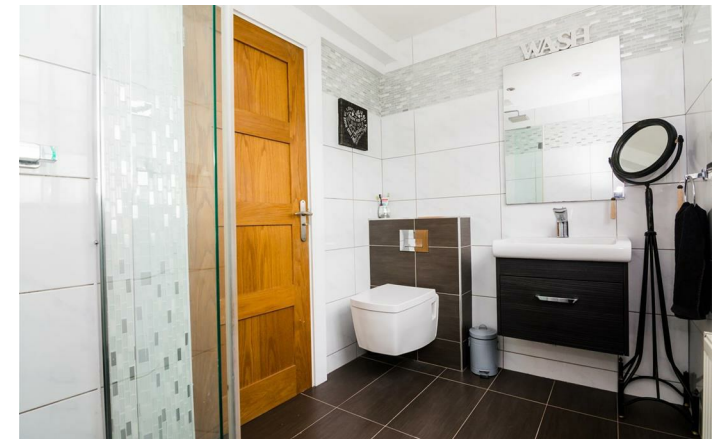
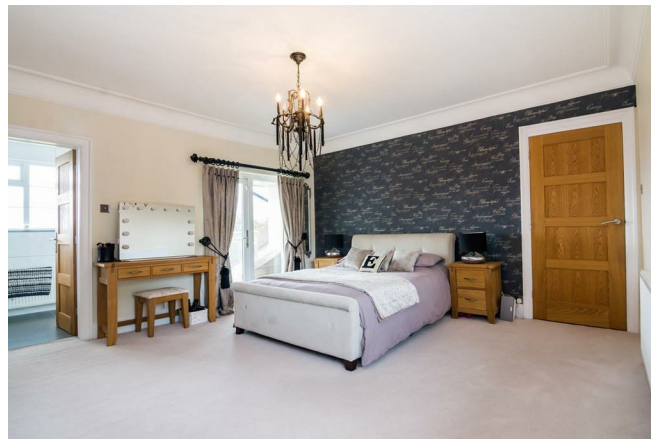
This property sits in what can be best described as one of the most impressive in the locality. Accessed via electric gates, the front provides an extensive area with an abundance of parking, which leads to the integral garage, all enclosed by stone walling and privet hedges. The rear garden is substantial, fully enclosed, mature and very private, mainly laid to lawn with large patio and decked areas which provide a superb space, suitable for many purposes, ie family get togethers, entertaining, parties etc. The large expanse of lawn is very family oriented, lovely for children and pets etc. The rear garden backs onto fields and offers delightful, far reaching views which can only be seen to be appreciated. Breathtaking!!!

BROCHURE DETAILS

WAITE & Co prepared these details, including photography, in accordance with our estate agency agreement.

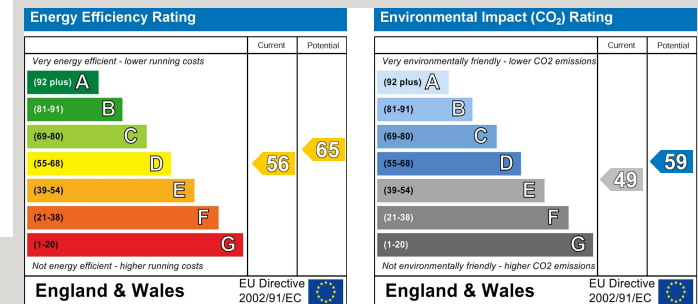
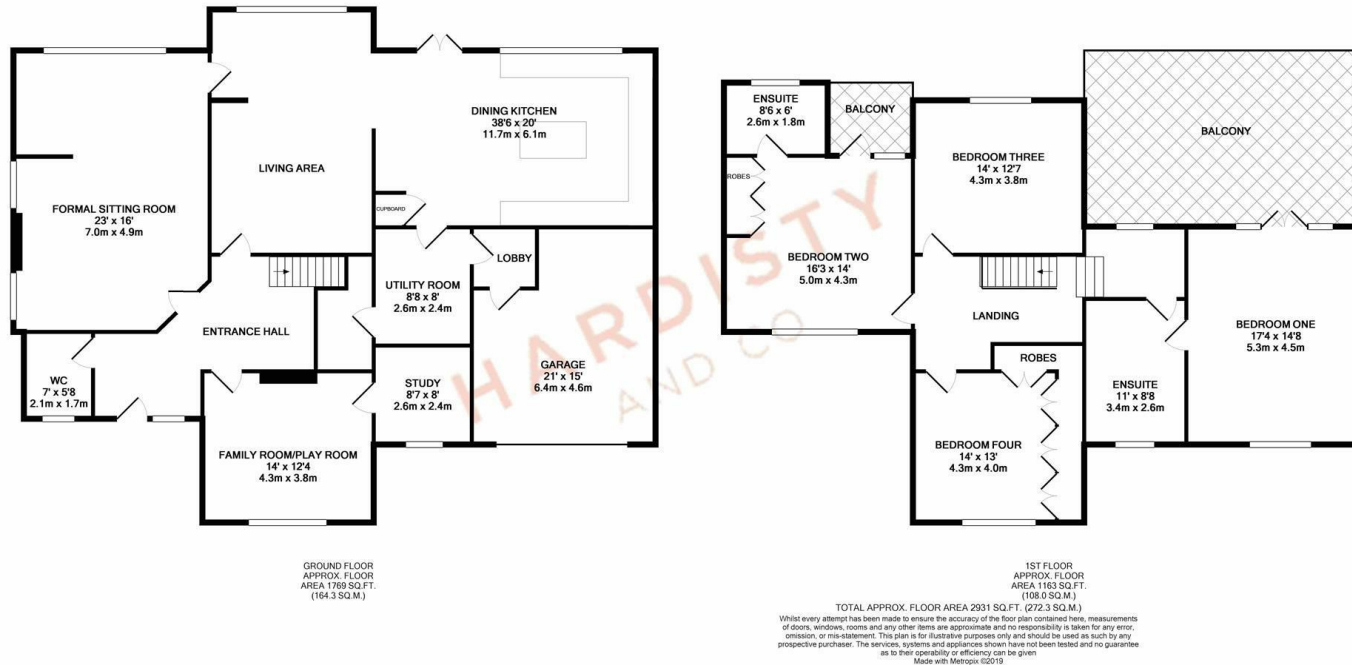
MORTGAGE SERVICES

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.



Leeds

Rawdon



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.



HARDISTY PRESTIGE
prestige@hardistyandco.com



hardistyandco.com