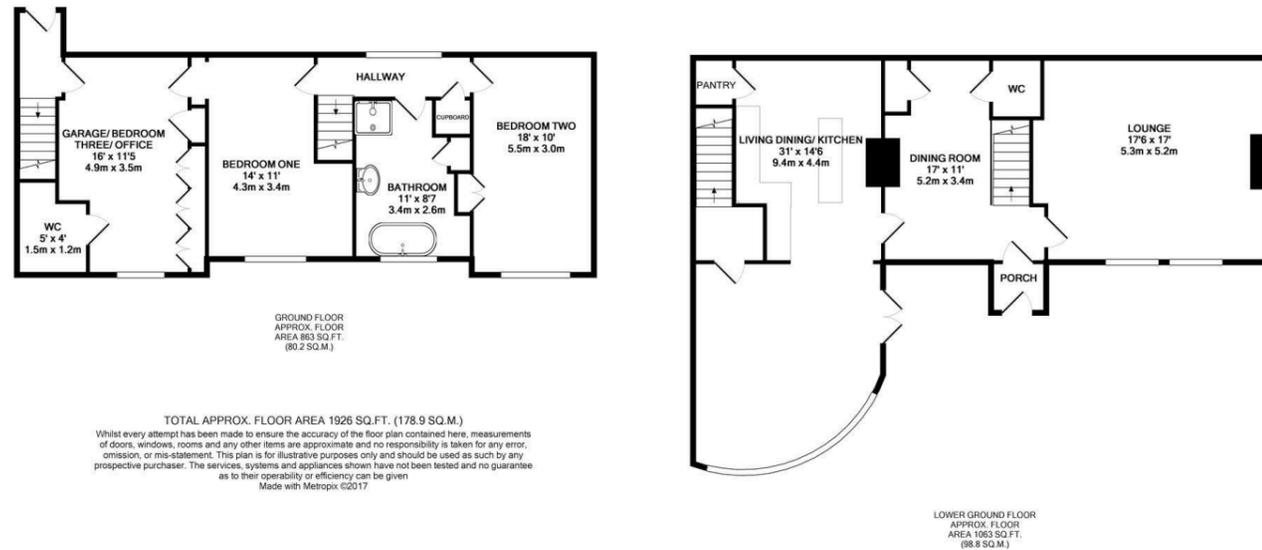


HARDISTY AND CO



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. 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

Guiselley
 guiseley@hardistyandco.com
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Otley
 otley@hardistyandco.com
 01943 468999



hardistyandco.com

HARDISTY AND CO



Woodlands Drive
Rawdon

£1,500 PCM
3 BEDROOM HOUSE - DETACHED

hardistyandco.com

AVAILABLE NOW | FURNISHED/UNFURNISHED | HOLDING DEPOSIT APPLIES | A SUBSTANTIAL & RATHER ENCHANTING DETACHED RESIDENCE with GENUINE CHARACTER THROUGHOUT - Private & idyllic semi-rural yet convenient Rawdon setting. South-facing rear garden. UNIQUE & HISTORICAL FEATURES blend easily with BESPOKE, LUXURIOUS ADDITIONS and a feeling of complete tranquility yet with EXCELLENT transport links to LEEDS, BRADFORD & HARROGATE. The International Leeds - Bradford airport is a very short drive away. Golf courses and tennis clubs as well as stables are equally very close by. DECEPTIVELY SPACIOUS/FLEXIBLE & QUIRKY - STUNNING DINING KITCHEN with ORANGERY. Formal dining room, impressive lounge with stone fireplace & wood burning stove, guest WC -TWO-THREE BEDROOMS & LUXURIOUS BATHROOM - Stunning country walks on the doorstep. UNIQUE OPPORTUNITY EPC - E. PETS CONSIDERED.

INTRODUCTION

Don't judge a book by its cover! A deceptively spacious and rather enchanting detached brick residence, currently with two large bedrooms, potentially three! Privately located in a semi-rural yet convenient Rawdon setting and boasting a beautiful south-facing rear garden with a large stone terrace and lovely views. UNIQUE & HISTORICAL FEATURES blend easily with BESPOKE/LUXURIOUS ADDITIONS, a feeling of complete tranquility adds to the appeal. This substantial home has quirky accommodation with a garage/WC that offers flexibility in use either as bedroom three/dressing room, games room, home office etc. Ideally suited to professionals or those wishing to up or down-size into something with flair. A perfect home in which you can enjoy a leisurely lunch/dinner with friends and family. STUNNING DINING KITCHEN opening into an ORANGERY, approx 31ft in total in which you can entertain/cook, completely relax, or wander out onto the terrace with a glass of something chilled! Pantry. Formal dining room, WC, characterful lounge with impressive Cathedral style fireplace & wood burning stove. TWO LARGE BEDROOMS & LUXURIOUS BATHROOM - With some stunning country walks on the doorstep. A UNIQUE OPPORTUNITY INDEED

RAWDON

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 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.

HOW TO FIND THE PROPERTY

From our office on New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Proceed straight on along Rawdon Road. After the crematorium on the left turn left into Knott Lane. Follow the road down and turn right into WOODLANDS DRIVE. Once on Woodlands Drive follow the road, passing Snathwoods on the left. Continue along until you arrive at the Fern Bank Lodge on the left hand side, identified by our TO LET sign. Post Code LS19 6JZ.

HOLDING FEE & DEPOSIT

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month.

ACCOMMODATION

TO THE GROUND FLOOR
Substantial oak door leading into...

ENTRANCE LOBBY

With stylish porcelain tiled flooring. Revealed stone/leaded window. Oak door into the garage/home office. Beautiful staircase leading down to...

LIVING/DINING KITCHEN

31'0" x 14'6"
'WOW' This room beholds a complete surprise and a most pleasant one at that!! With clearly defined cooking and dining/living areas, opening into an attached orangery with glazed pitched roof, a stunning room that is bathed in sunlight. Combined with the kitchen this area measures approximately 31ft in total and enjoys an enviable outlook across the garden and beyond, lots of room for a table and chairs here. The kitchen area depicts something only usually seen in 'life-style' magazines. Recently renovated yet retaining a historic stone chimney breast with Latin inscription which houses an Aga, high on a lot of wish lists! 'Shabby Chic' style blends with contemporary bespoke 'German' cabinetry by 'INTOTO', of hand painted oak with luxurious 'Marinace' sea bed pebble granite work-surfaces and an array of integrated appliances to ensure that all your requirements are well catered for. AEG double oven/microwave, four point induction hob and extractor over. Inset sink with bespoke mono-block chrome tap. Exposed wood panelling, luxurious matt porcelain tiled floor. 'Intoto' units continue in the extension, incorporating a fridge/freezer and storage cupboard/drawers. Vertical central heating radiator. There is ample space for a dining table and chairs. Oozing luxury and character and enjoying a tranquil feel. Feature oak and glazed door into...



PANTRY

Located just off the kitchen, under the stairs, this large pantry area provides invaluable additional storage space, enough for a large fridge/freezer and a washing machine (Plumbing in place).

FORMAL DINING ROOM

17'0" x 11'0"
A beautiful room, perfect for formal dining, entertaining your friends and colleagues, or just a wonderful sitting room in which you can unwind at the end of a busy day. Large feature oak door to alcove behind which is a most useful cupboard with shelving for storage. Floor to ceiling hardwood window forming a lovely feature, flooding the room with natural light and enjoying a beautiful outlook over the rear garden and beyond. Stunning oak beams, panelling, skirting boards and feature fireplace with recently installed living flame gas fire.



GUEST CLOAKS/WC

3'0" x 5'4"
A useful convenience. Cleverly designed with quality suite which includes a wash hand basin, bidet and a WC. Fully tiled in quality stylish ceramics.

INNER LOBBY

Door leading outside to the wood store/stone porch and staircase to the first floor.

PORCH/WOOD STORE

Of stone construction, ideal storage space for coats and shoes. Keep a large supply of logs dry here too.

LOUNGE

17'6" x 17'0"
A most elegant and spacious room with stunning beams and inlaid ceiling structure. Impressive 'Cathedral' style fireplace with large wood burning stove set onto a stone hearth, which not only provides heat, but is also a beautiful feature. Oak flooring. Two large floor to ceiling windows with oak sills and surrounds, again bathing the room in natural light and showcasing the beautiful outlook over the rear garden and beyond. Wall light points. Inset ceiling lighting. Across the back of this room and running full length are oak built book cases. Television aerial point.

Energy Efficiency Rating

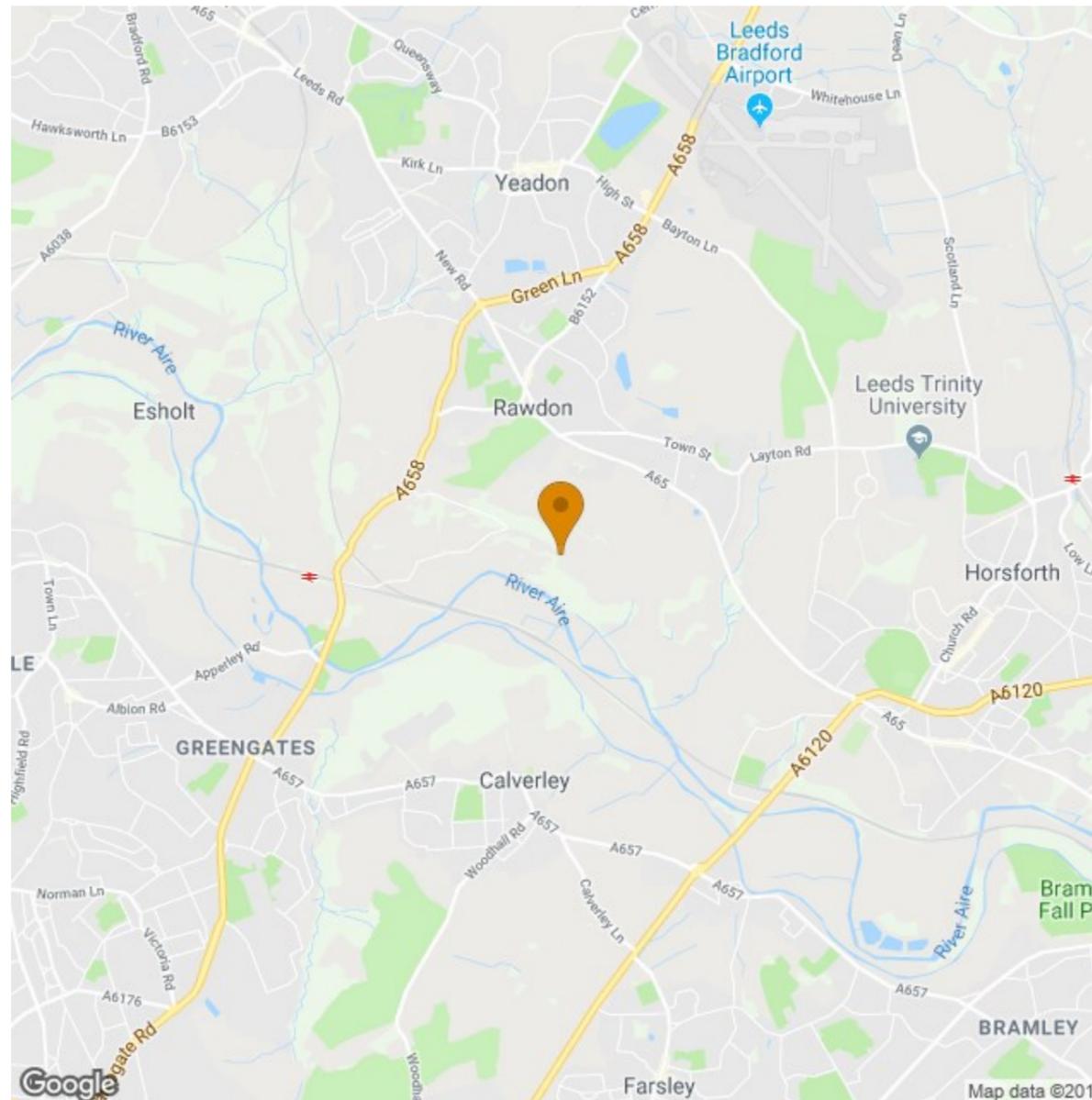
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC



BEDROOM TWO
18'0" x 10'0"
A spacious and well proportioned master bedroom with a stunning open pitched ceiling with inset beam features. Large recess divided off to provide excellent robe/storage space. Lovely views over the rear garden and beyond. Door into...



BEDROOM ONE
11'0" x 14'0"
A substantial double bedroom with double oak doors opening to a small wardrobe space. Stunning high ceiling with beamed detailing. Oak skirting boards. Large window to the rear elevation with Beautiful garden aspect. Wall light points.

GARAGE/BEDROOM THREE/OFFICE
11'5" x 16'0"
A superb and most versatile space with lots of potential to alter/convert and create a dressing room or third bedroom if desired. Alternatively, this area would provide a work from home office, studio or games room, just match to your own personal requirements. Complementary fitted wardrobes, cupboards and doors to a W.C. Pull-down ladder leading to a useful loft area, ideal for light storage and having light and power. A grown-up teenager or a dependent relative could use bedroom two, with a sitting room/WC attached - lots of possibilities. Door into...



TO THE OUTSIDE
The garden is a beautiful, private and sunny haven in which the local bird-life are well acquainted. A wonderful extensive stone terrace runs across the full width of the back of the house and will easily accommodate a large party of guests. Alternatively, enjoy some peace, listen to the birds and relax with someone special and a glass of something chilled. Steps lead down to a generous sized cottage garden, beautifully designed with low maintenance in mind. A low hedge provides the border yet does not detract from the beautiful open view. Pea gravel area flanked by attractive flower/shrub borders with impressive water features adorning various sections. A small area is available under the orangery to store garden tools. The garden is enclosed and safe, offering an excellent degree of privacy. Access from the glazed extension is ideal when entertaining.

W.C.
4'0" x 5'0"
Fitted with a modern two piece suite fully tiled to the walls and floor.

BATHROOM
11'0" x 8'7"
Amazing! A contrast to the traditional characterful features that run throughout this beautiful residence. Oozing sophistication. The high quality 'Bagnodesign' of London polished stone suite includes a unique free-standing cylindrical sink unit with floor standing swan neck mixer tap, free standing oval bath with floor standing mixer tap/shower attachment, bespoke 'Hatria' W.C and a double walk-in shower enclosure with 'high end' power shower panel/controls & contrasting pebbled flooring. Luxurious Travertine tiling to the walls and ceramic floor. Built-in cupboard providing useful storage space, there is also access Traditional style central heating radiator. Extractor fan. Chrome fittings



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TO THE FIRST FLOOR

Staircase with oak handrail leading from the inner lobby up to...

LANDING

With feature wooden beams to the ceiling. Triple oak window to the rear elevation with oak beam over and sill. Small storage cupboard. Wonderful oak doors leading into the master bedroom suite comprising.

