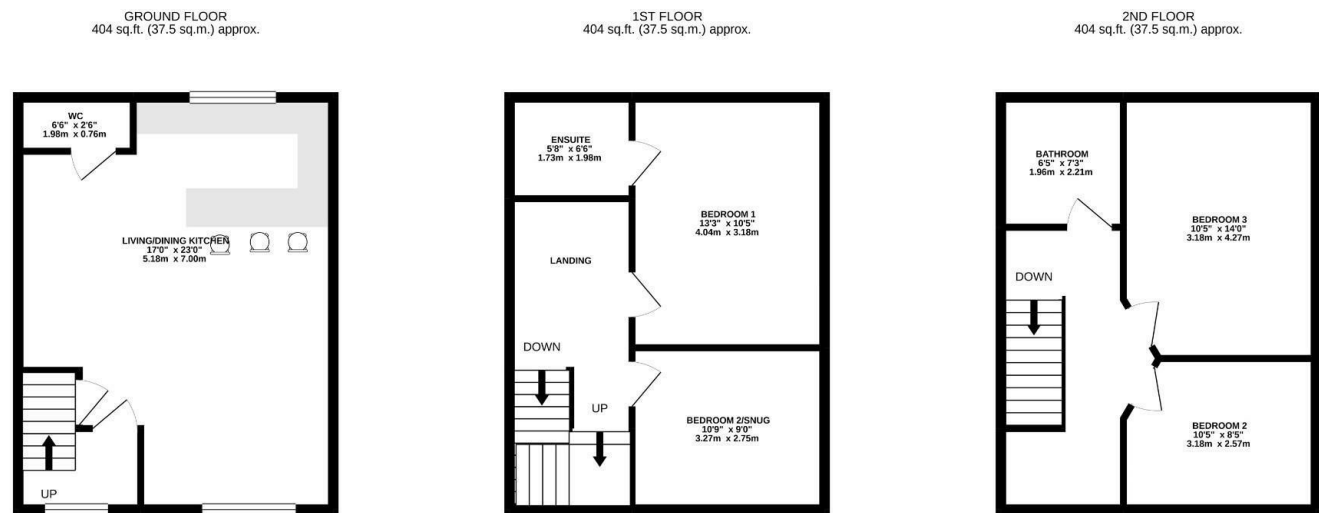


HARDISTY AND CO



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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



Low Green
Rawdon

£384,950
4 BEDROOM HOUSE -
TOWNHOUSE

hardistyandco.com

INTRODUCTION
A classical style flows consistently throughout this spacious four double bedroom home which is part of this luxury, high spec conversion of three town houses and three apartments. A scenic, semi rural yet extremely convenient location close to many local amenities, highly regarded schooling and commuter links to Leeds City Centre. A unique opportunity with versatile space over three full floors with modern open plan living layout to the ground floor and four double bedrooms or three and a lovely lounge - such flexibility and elegance throughout. Enclosed garden perfect for alfresco dining and good parking arrangements. Bespoke, individual and truly fabulous home. Compromises a fully fitted alarm system.

LOCATION
Low Green is tucked away in a highly desirable location just off the Leeds Road (A65). This property is set in a small area of similar style traditional properties, on the fringe of open countryside, yet so handy for the A65, B6152 and A658 which are all close by, thus making commuting straight forward to Leeds and Bradford City Centres and also provide access to major motorway links. Just a short distance away are Apperley Bridge, with its train station and host of eateries/ private schooling, Rawdon Town Street where there is a "local" pub and a small selection of shops. The neighbouring villages of Horsforth and Yeadon are easily accessed from this location and provide an abundance of shops, banks and supermarkets, with a further train station at Horsforth. The selection of pubs, restaurants and eateries in the area is excellent and caters for all tastes and age groups. The more travelled commuter can find the Leeds & Bradford Airport approximately three miles away. The schools locally have excellent academic reputations and are varied for all age groups.

HOW TO FIND THE PROPERTY
From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Continue along the A65/Rawdon Road passing the Rawdon Crematorium. This road becomes Leeds Road, continue along, taking a left hand turn into LOW GREEN (just opposite Well Lane). Continue along for a short distance and the properties, can be identified by our For Sale board. Post Code - LS19 6HB.

ACCOMMODATION

TO THE GROUND FLOOR
Composite entrance door with full glazed side lights allowing in natural light and leading into...

LOBBY
Feature glazed balustrade staircase leading upstairs.

LIVING/DINING-KITCHEN



23'0" x 17'0"
An elegant room with a beautiful presentation. The classic

theme runs through this room, as it does the rest of the house. The kitchen is fitted with a good range of timeless shaker style cabinetry and drawers, with luxurious work-surfaces over, complemented by feature splash-back tiling. The range of quality integrated appliances includes oven, hob, extractor over, fridge/freezer, along with dishwasher and space for washing machine. Stylish lighting adds to the ambience and the beautiful contemporary radiators are a further stylish touch. Lots of casual dining/entertaining space around the breakfast bar, you can also add a large comfy sofa and a larger table and chairs for more formal dining.

W.C



6'6" x 2'6"
A very useful addition fitted with a contemporary two piece suite comprising WC, vanity unit and 'floating' sink with mixer tap.

FIRST FLOOR
Stairs from the ground floor lobby lead up to...

LANDING
With beautiful oak and glazed balustrade staircase . Window framing a stunning long distance view of the valley and beyond. Oak doors into...

SNUG/BEDROOM TWO



10'6" x 9'0"
A comfortable double room with beautiful long distance views. If desired, this room could also be utilised as either a work from home office, snug etc..

BEDROOM ONE
10'5" x 13'3"
The high ceilings add to the feeling of space in this beautiful room! Feature lighting. Access into...

EN-SUITE
5'8" x 6'6"
Stylish and contemporary! Comprising beautiful stone shower try with glazed enclosure and thermostatic shower control, 'floating' vanity unit with inset wash hand basin and mixer tap, and W.C. Vertical towel rail. Inset mirror with lighting. Modern complementary tiling to the walls and floor.

TO THE SECOND FLOOR
Stairs from the first floor landing leading up to...

LANDING
A spacious landing with glazed balustrade. There is space here to add a desk and chair and work from home/study if required. The higher we go up within this property the more impressive the views get! Access into...

BEDROOM THREE
14'0" x 10'5"
A lovely spacious bedroom with a view from every window over roof tops and beyond.

BEDROOM FOUR
10'5" x 8'5"
Another good sized bedroom with space for a double bed. The fantastic ceiling height adds to the feeling of space.

BATHROOM



7'3" x 6'5"
With 5* Hotel-esq luxurious finish! Complementing this floor beautifully, the bathroom is stylish and contemporary, fitted with a bath/shower over and glazed shower screen, 'floating' vanity unit with inset wash hand basin and mixer tap, inset mirror above, and a W.C. Vertical central heating radiator.

OUTSIDE
An Indian stone terrace provides a beautiful space upon which you can add tables and chairs and entertain your friends, have a quiet BBQ or drink at the end of the day/weekend. Add pots of flowers for colour. Separate bicycle and bin space. Comfortable parking.

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.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, t he company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and

contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

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

Virtually Dressed Images
It should be noted that the images have had furniture placed in each room virtually to give an indication of what the room may look like with furniture in. The properties are currently vacant and therefore ready for one to move straight in!

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			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC