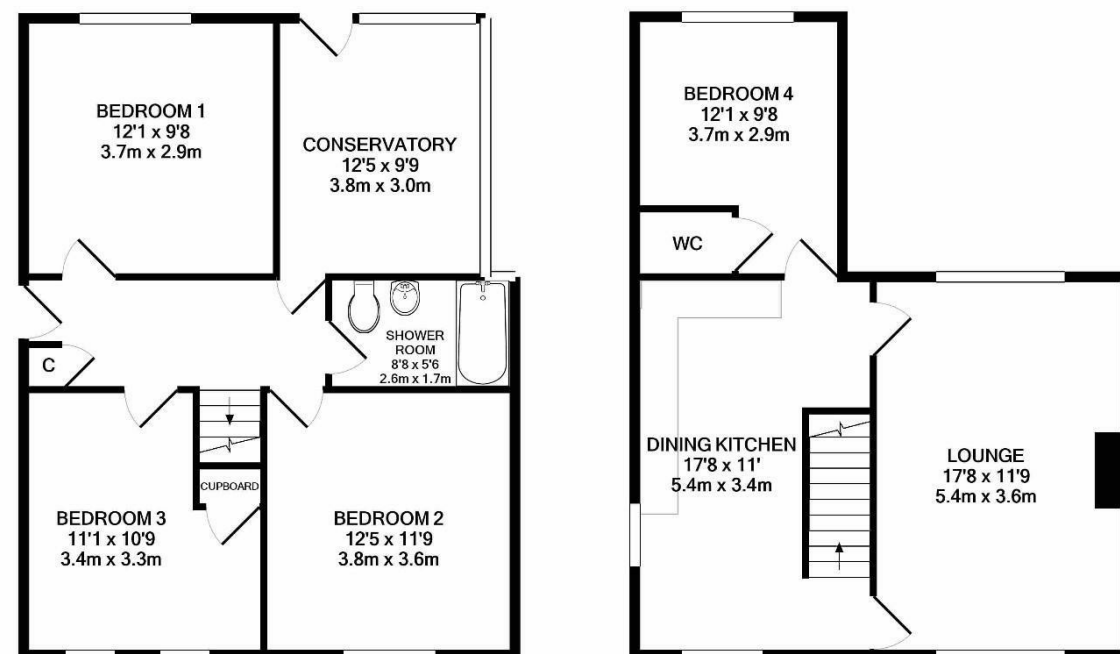


HARDISTY AND CO

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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.
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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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Town Street
Rawdon

£310,000

4 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

INTRODUCTION

A rare and exciting opportunity in such a sought after Rawdon location! Offering stunning views of The Billing, this beautiful stone characterful property is steeped in history and deceptively spacious, blending, perfectly delightful period features with contemporary layout! Highly regarded schooling is literally on your doorstep as are the village amenities of Town Street, great transport links including the train station at Horsforth and Leeds Bradford International Airport a short drive away! There are lovely countryside walks and bike rides to be had too! This delightful 'upside down' house comprises, to the ground floor, an entrance hall, three double bedrooms, one with exposed beams, modern house bathroom and beautiful Conservatory a fabulous addition with exposed stone walling. To the first floor is a fourth double bedroom with en-suite WC, good sized kitchen dining kitchen and impressive lounge with Inglenook style fireplace, cast iron stove, exposed beam and those wonderful views across to the Billing!! Outside there is a private rear garden with raised lawn - just waiting for you to go and sit and enjoy those stunning views!

LOCATION

HOW TO FIND THE PROPERTY

ACCOMMODATION

GROUND FLOOR

Timber framed entrance door to ...

ENTRANCE HALL

With porcelain tiled flooring, exposed beam and cupboard housing the boiler. Staircase to first floor and doors to ...

BEDROOM ONE



12'1" x 9'8"

A good size double bedroom at the rear of the house with private outlook to the rear elevation.

BEDROOM TWO



12'5" x 11'9"

Another double bedroom at the front of the house with feature exposed beams.

BEDROOM THREE

11'1" x 10'9"

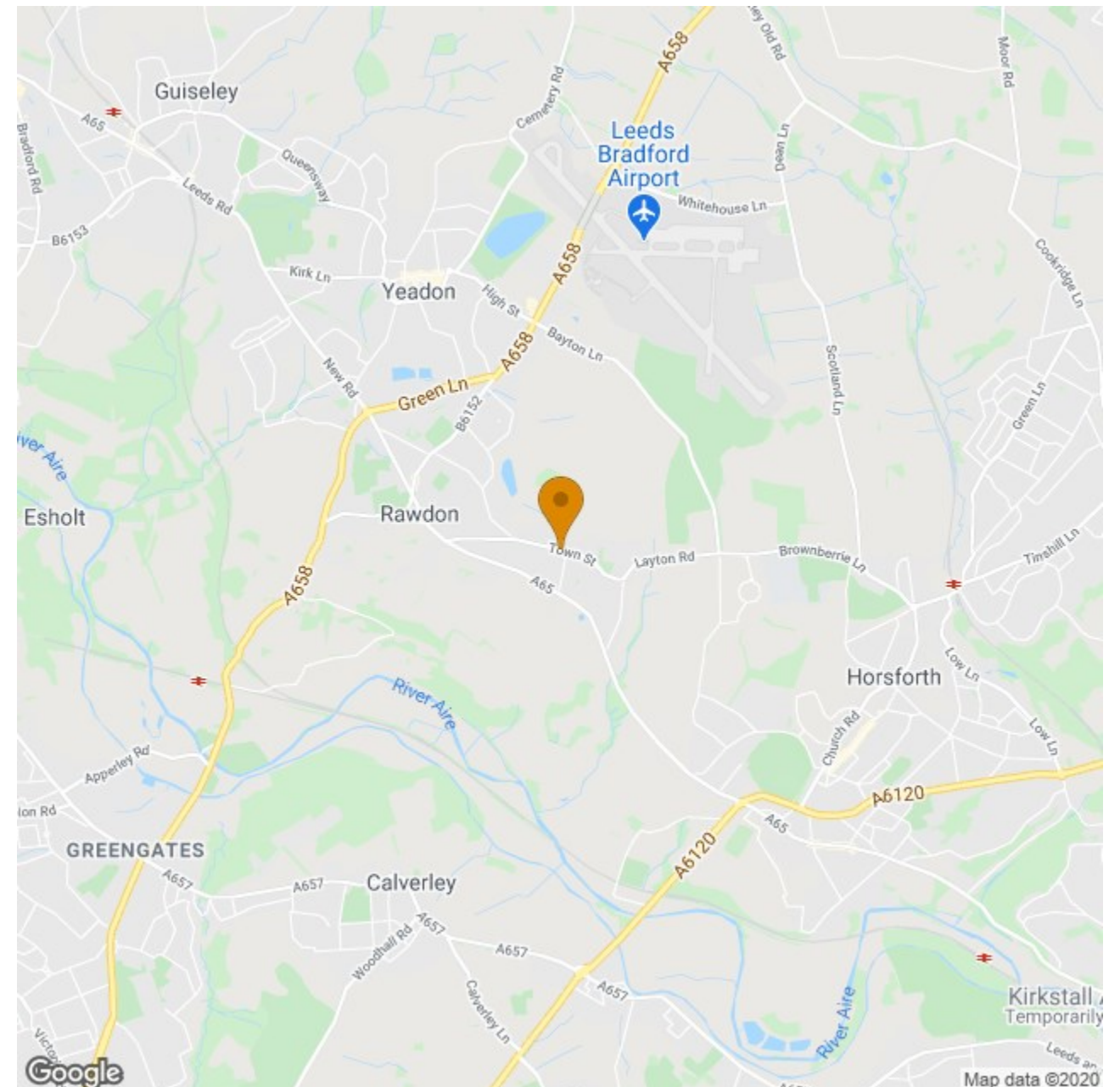
A good sized 'L' shaped third bedroom at front of house downstairs with under stair storage and currently used as a store/utility

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



BEDROOM FOUR



12'1" x 9'8"

A good size fourth bedroom at the back of the house with that delightful aspect towards the Billing. Access to the loft via a hatch and door to ...

TWO PIECE ENSUITE

With WC and wash hand basin, modern splashback tiling, tiled floor and ladder central heating radiator. Window to the side elevation.

OUTSIDE



To the rear is a paved seating area and raised lawned garden with well tended borders. Perfect for sitting out, relaxing and enjoying those wonderful views!

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the 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/>

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.



SHOWER ROOM



8'8" x 5'6"

A modern house bathroom with walk in shower, WC and wash hand basin. Fully tiled to walls and floor and tall central heating radiator. Window to the rear elevation.

CONSERVATORY



12'5" x 9'9"

A beautiful addition to the home with wooden flooring, exposed stone walling and delightful outlook over the garden and access out to the garden.

FIRST FLOOR

Staircase up to ...

DINING KITCHEN



17'8" x 11'0"

A modern family space on the first floor with lots of natural light from the dual aspect to the front and side elevations. The kitchen is fitted with a modern range of Shaker style wall, base and drawer units with complementary worksurfaces. Stainless steel sink and side drainer with mixer tap and integrated electric oven, hob and extractor over. Modern tiling to splashbacks and plumbing for a washing machine. Modern wood effect flooring and feature cast iron fireplace to dining area.

LOUNGE



17'8" x 11'9"

A fabulous light and airy space with stunning views to the dual aspect front and rear elevations. Great views across to the Billing from the rear window! Delightful character features with exposed beam and Inglenook style fireplace housing a cast iron stove.

