

NEW
INSTRUCTION



£287,500

* NEW PRICE * CHARMING COTTAGE * TWO/THREE BEDROOMS * GRADE II LISTED * EXPOSED BEAMS AND STONEMWORK * TWO OUTBUILDINGS * ENCLOSED GARDEN * CLOSE TO VILLAGE AMENITIES *

Townend Estate Agents offer for sale this TWO/THREE bedroom grade two listed cottage. Located in a popular residential area, close to the centre of Rawdon, close to a range of local amenities and excellent local schools. A delightful stone built cottage, full of character and charm with exposed stonework and timbers, pleasant enclosed gardens and two converted outbuildings. Benefitting from two/three bedrooms (third mezzanine) multi fuel stove, stone mullioned windows, stained wooded flooring and gas central heating. The property comprises briefly: Entrance, Lounge, Kitchen-Diner with lovely stone flooring. Upstairs are TWO good sized bedrooms with steps up to mezzanine level with eaves storage at both sides, modern house bathroom. Externally to the front is an enclosed garden with two useful outbuildings. Private garden to the rear featuring Indian stone patio and decked area.

Ask us about...

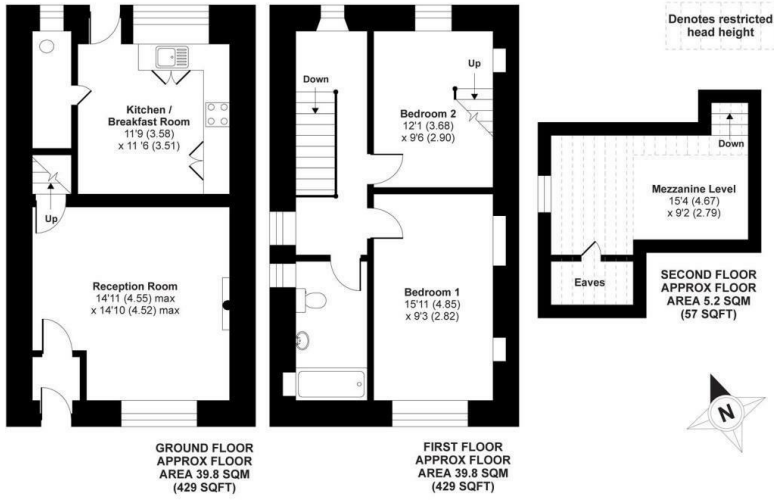
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Stoneycroft, Rawdon, Leeds, LS19



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
50	81	43	77

EU Directive 2002/91/EC