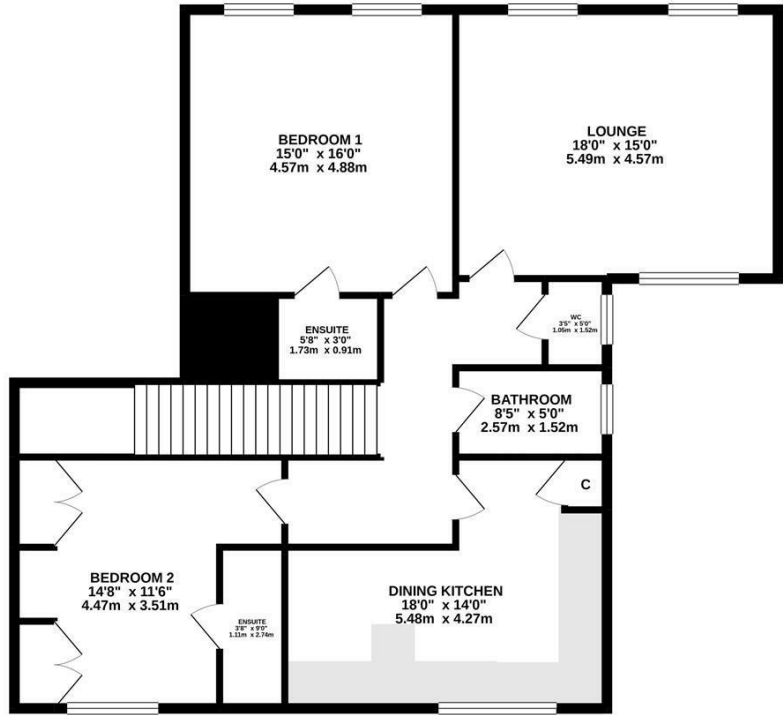


HARDISTY AND CO

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



Lane Head, Apperley Lane
Rawdon

£350,000
2 BEDROOM APARTMENT

hardistyandco.com

INTRODUCTION
Large, two double bedroom first floor apartment offering delightful character features along with modern, well presented and newly decorated accommodation. There are stunning long distance views, rear garden, and a garage. Situated in this most sought after Rawdon location, local amenities, schools and the Park are all on your doorstep and there are excellent transport links too! Comprises, stunning landing with stained glass ceiling feature, generous dining kitchen with good quality fitted kitchen and under-floor heating, ample dining space and appliances including fridge freezer and washing machine, two large double bedrooms, both en-suite, two piece bathroom, guest WC and large lounge with dual aspect to the front and rear elevations. Fully fitted with CCTV. An absolute gem of a property.

LOCATION
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. A new train station has recently opened in Apperley Bridge and 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. Rawdon Billing is within a short walk, here you will find a lake and beautiful scenery with lots of space to enjoy a good walk.

HOW TO FIND THE PROPERTY
From our offices on New Road Side, at the roundabout proceed straight on and proceed along the A65 towards Rawdon. After approximately one mile and just before reaching the Harrogate Road traffic lights turn left into Micklefield Road and left again into Micklefield Lane. Turn right onto Apperley Ln/A658, continue for 384 feet before turning left at LOMBARD STREET. The property can be identified by our "FOR SALE" sign. Post Code LS19 7DX.

ACCOMMODATION

GROUND FLOOR
Private entrance door to ...

ENTRANCE LOBBY
Space for shoes & coats. Private door and stairs up to ...

FIRST FLOOR

LANDING
Spacious and with lots of character, stunning glass ceiling feature allowing natural light to flood the space and with doors to ...

DINING KITCHEN



18'0" x 14'0" (max)
A lovely open space incorporating a good quality kitchen with modern work surfaces, ample dining space and with modern, stylish decor theme and under-floor heating. With integrated electric oven, hob and extractor fan above. There is integrated wine cooler and space for a tall fridge freezer. Nice outlook and a really sociable modern space ideal for day to day and formal eating!

BEDROOM ONE



16'0" x 15'0" (max)
Another fabulous size double bedroom at the rear with stunning long distance views and a modern, comprehensive range of fitted furniture. Door to ...

EN-SUITE SHOWER ROOM
5'8" x 3'0"
Fitted with a good size shower cubicle and wash hand basin. Fully tiled with heated towel rail.

BEDROOM TWO
14'8" x 11'6"
A great size double bedroom with pleasant outlook to the front - lovely and light with modern fitted furniture. Feature revealed panelling and door to ...

EN-SUITE SHOWER ROOM
9'0" x 3'8"
A great size with a modern, recent and stylish suite incorporating a WC, floating wash hand basin and large shower cubicle. Fully tiled in modern ceramics and heated towel rail.

BATHROOM
8'5" x 5'0"
With modern two piece suite - shaped spa bath and basin set into vanity unit. Fully tiled with underfloor heating, a heated towel rail and a window to the side.

LOUNGE



18'0" x 15'0"
A fantastic size space with dual aspect to the front and rear elevations - lots of natural light floods the room! There are stunning long distance views and feature arched window. Fireplace houses a Living Flame gas fire.

GUEST WC



5'0" x 3'5"
A good size with wash hand basin and WC and with modern decor theme. Window to the side elevation.

OUTSIDE



There is a shared garden to the rear with well stocked borders, pea gravel path, pond. Parking is within the garage for this property - the first one of three (the garden and garage arrangements will be explained on viewing).

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.

PLANNING & BUILDING REGS.
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

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