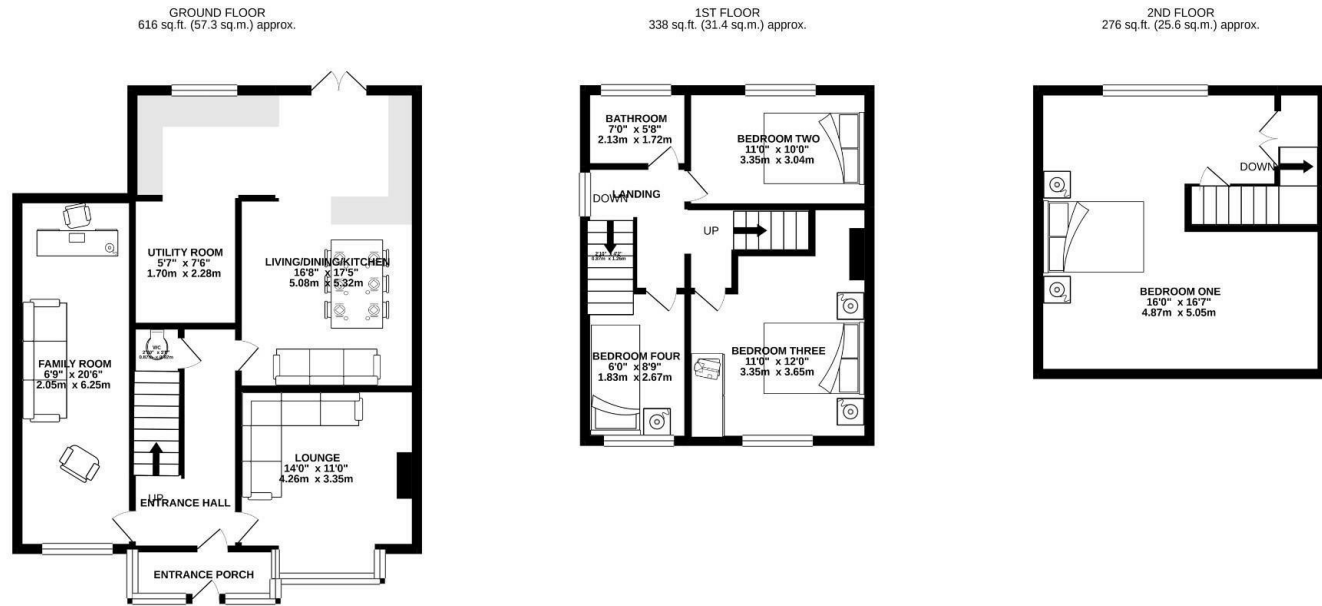


HARDISTY AND CO



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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



Billingwood Drive
 Rawdon

£350,000

4 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

INTRODUCTION

Hardisty & Co are delighted to market this amazing family home - A rare and exciting opportunity. The property is ideally located in this most sought after village of Rawdon within seconds of the most prestigious Rawdon C of E Primary School. Beautifully positioned in the heart of Rawdon Village and located on a quiet cul-de-sac this property is perfect for a young growing family. The village post office, bakery, shop and Emmott Arms are only a few minutes walk with the added advantage of the billing for family walks. A short drive away you can find Horsforth train station and, for those needing to travel further afield, Leeds Bradford International Airport. This property has been extended to the rear, side and has a fourth bedroom in the loft - a haven! Gas central heated and double-glazed throughout. The property has a fantastic layout, comprises, to the ground floor, an entrance porch, entrance hall, a separate living room to the front of the house with modern wall mounted fireplace, modern decor and delightful bay window. To the rear is a large dining kitchen, perfect for any family gathering. Ample space for the dining table and even a small sofa gives many options for daytime living. The kitchen has ample modern wall and base units with large six ring double range oven, plumbing for dishwasher and washing machine. The added bonus of a utility room is a great addition to any home. What is most appealing to this property is the added advantage of the multifunctional third reception room, currently used as a playroom. This area can be easily transformed into a room which will benefit any new owner. The downstairs WC also provides a welcome bonus to any family home. Upstairs will NOT disappoint!! Two large double bedrooms and a single with a large master bedroom located on the second floor. Stunning family bathroom with bath and shower over. Viewings are a must to see the extent of this house.

To the second floor is the Master bedroom, at the top of the house so lovely and light and private too! Fitted with fitted furniture with Velux windows and window to the rear elevation overlooking the garden and with long distance views beyond! Outside there's generous side by side parking for two cars to the front elevation and a walled enclosed low maintenance garden to the rear with decked area - perfect for sitting out or entertaining - a real suntrap too! There is a useful storage shed in the garden. Not to be missed!

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 office at New Road Side, Horsforth (A65) proceed up to Horsforth roundabout, continue straight across the roundabout into Rawdon Road and then turn right onto Carr Lane, then left onto Town Street and right onto Intake Lane. Billingwood Drive is the first turning on your right hand side. The property can be found on the right hand side, identified by our For Sale sign. Post Code LS19 6PZ.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC entrance door into...

ENTRANCE PORCH

8'5" x 4'0"
Not only offering a welcome shelter from the elements, this is also an excellent space for muddy boots, shoes and coats etc. Leads into...

ENTRANCE HALL

Providing you and your guests with a lovely first impression with modern decor theme. Stylish vertical central heating radiator. Staircase to the first floor. Door into...

LOUNGE



14'0" x 11'0"

A spacious, well proportioned reception room with bold decor theme. Feature wall mounted electric fire, ideal for those cosy nights in. Window to the front elevation.

FAMILY ROOM/OFFICE



20'6" x 6'9"

Such a fantastic additional room that be used to suit your own personal requirements, however, this is a perfect room for the family. Modern/minimalist decor theme. Access to useful storage loft. Window to the front elevation.

LIVING/DINING KITCHEN



15'5" x 16'8" (max)

This house just keeps on giving! An excellent room successfully combining kitchen/dining and relaxation/entertainment space. The kitchen area is fitted with a comprehensive range of wall, base and drawer units providing great storage. Complementary work-surfaces over with inset sink, side drainer and modern mixer

tap. Point for a gas cooking range, point for dishwasher and plumbed for a washing machine. Modern decor scheme. French doors opening out into the back garden. Ample space for a good sized dining table and chairs, sofa etc.

UTILITY ROOM

7'6" x 5'7"
A bonus indeed! This is a practical room in which the laundry can be managed etc. Space for a tumble dryer extra fridge or freezer. Additional storage space can be offered here too.

GUEST CLOAKS/W.C.

A handy room for any family home. Fitted with a modern white two piece suite comprising low flush WC and pedestal wash hand basin.

TO THE FIRST FLOOR

Staircase from the ground floor entrance hall leads up to...

LANDING

With a modern presentation. Staircase to the second floor. Doors into...

BEDROOM TWO



11'0" x 10'0"

A spacious and well proportioned double, enjoying a peaceful spot at the rear of the house. Feature decor to one wall.

BEDROOM THREE



12'0" x 11'0" (max)

Another excellent sized double bedroom, this time located to the front of the house with a pleasant street outlook. Useful additional storage space under the stairs.

BEDROOM FOUR

8'9" x 6'0"
A perfect single bedroom, again enjoying a pleasant street outlook.

BATHROOM



7'0" x 5'8"

A modern family bathroom with nothing to do just enjoy! Fitted with a bath with shower over, WC and vanity unit with inset wash-hand basin and taps. The bathroom is fully tiled. Window to the rear elevation aiding natural light and ventilation.

TO THE SECOND FLOOR

Staircase from the first floor landing leading up to...

LANDING

With door into...

BEDROOM ONE



16'7" x 16'0" (max)

A fantastic master bedroom fitted with ample wardrobes, providing excellent hanging and storage space. Good eaves storage. Sealed unit double glazed velux windows to the front elevation, with a further window which in all let in great natural light.