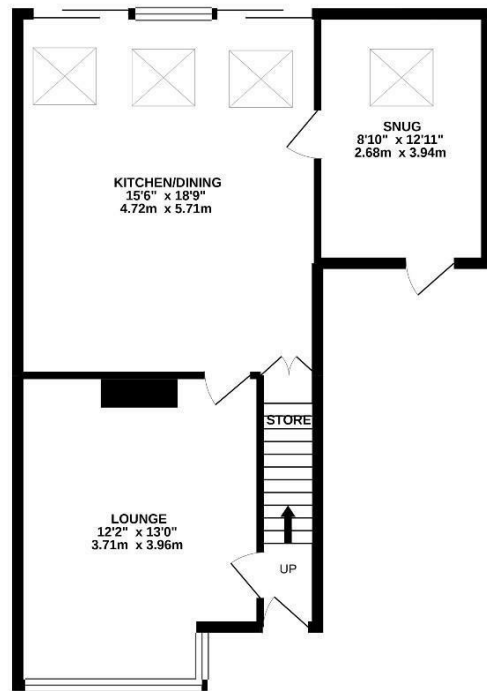
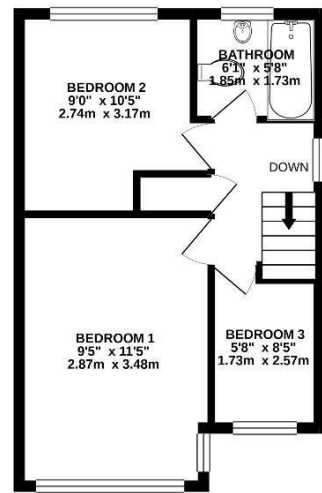


# HARDISTY AND CO

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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 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.  
Made with Metrage ©2020

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



Layton Park Avenue

Rawdon

£307,000

3 BEDROOM HOUSE - SEMI-  
DETACHED

hardistyandco.com

**INTRODUCTION**

This property will not be on the market for long so book your viewing now! We are delighted to offer onto the open market this extended and spacious, three bedroom family home. Beautifully presented and with a modern, stylish and high specification finish throughout this home sits in delightful, well tended gardens to the front and rear, the rear being a real feature and offering excellent privacy, paved seating area and lawn along with a lawned garden to the front enclosed by hedging and stone walling. This property is a walk away from Rawdon's excellent amenities, in such a sought after location, highly regarded schools, Micklefield Park and the Billing are all on your doorstep too, the latter being perfect for those weekend family walks or bike rides! Commuter links are on hand too with the airport and train station just a short drive away. Comprises, to the ground floor, an entrance vestibule, good size bay fronted lounge with feature cast iron log burning stove, stunning dining kitchen to the rear with access out to the garden. three Velux windows, amodern fitted kitchen providing ample storage and solid timber worktops space along with a useful central island/Breakfast Bar, perfect for a quick coffee or lunch! There's ample dining space too and a Range style cooker with five point gas hob - the real 'heart' of the home where everyone will congregate! The useful/versatile snug/home office completes the ground floor with Velux window and access out to the front. Upstairs are the three bedrooms, two of which are double rooms, a single/nursery/study and modern white house bathroom. This home is a real gem, in such a sought after location and is sure to appeal to a number of potential buyers. Call us now to ensure you don't miss out.

**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**

SAT NAV - Post Code - LS19 6PL.

**ACCOMMODATION**

**GROUND FLOOR**

Timber front entrance door to ...

**ENTRANCE VESTIBULE**

With staircase up to the first floor and door to ...

**LOUNGE**



**13'0" x 12'2" (not into bay)**

A lovely, light and airy bay fronted reception room with pleasant outlook and feature cast iron log burning stove sat on a stone hearth, giving the room a cosy feel - perfect for those chilly winter nights!

**DINING KITCHEN**



**18'9" x 15'6"**

Wow!!! A fabulous, spacious family space at the rear of the house with three Velux windows overlooking the garden and access out to the garden. Lovely, warm wood effect flooring and ample dining space along with useful understair storage cupboard/pantry. The modern, cream fitted kitchen offers extensive storage and solid timber worktop space along with a feature central island providing a useful Breakfast Bar and with a Belfast sink and mixer tap. Feature Range style cooker with five point gas burner and integrated cooker hood over, plumbing for a dishwasher and space for a tall fridge freezer. Recessed spotlighting and door to ...

**SNUG/HOME OFFICE**



**12'11" x 8'10"**

A superb addition offering versatile family space with the continuation of the flooring with sofa space and currently used as a study, but, use as you please. There's a door out to the front of the property and Velux window, so lots of natural light too!

**FIRST FLOOR**

**LANDING**

With fitted storage cupboard and doors to ...

**BEDROOM ONE**



**11'4" x 9'5" (not into bay)**

A lovely light and airy double bedroom with pleasant outlook to the front from the large walk in bay window.

**BEDROOM TWO**



**10'5" x 9'0"**

A comfortable double bedroom at the rear of the house with pleasant outlook over the garden and beyond.

**BEDROOM THREE**



**8'5" x 5'8"**

A single bedroom at the front, perfect nursery or study - currently used as study/sofa space.

**BATHROOM**

**6'1" x 5'8"**

A modern, white house bathroom fully tiled to walls and floor incorporating a 'P' shaped bath with thermostatic shower over, WC and wash hand basin with mixer tap. Window to the rear elevation.

**OUTSIDE**



There is a lovely, well maintained lawned garden to the front with stone and hedging to boundary and a paved driveway for two cars. Steps down from the dining kitchen lead to a large paved seating area and a lawned garden offering excellent privacy with tall hedging and fencing to enclose. Young laurel plants have recently been put in which will further enhance the privacy for the future. There is a garden shed for storing tools, lawnmower, etc.

**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.

**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.

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			
		79	57
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		1	1
England & Wales		EU Directive 2002/91/EC	