

# Ornella's Estates

PROUDLY INDEPENDENT



19 Markham Croft

Rawdon, Leeds, LS19 6NR

Price £399,950



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## INTRODUCTION

Stunning Detached Family Home in Prime Location

Nestled in one of the most sought-after areas, this immaculate four-bedroom detached home offers the perfect blend of style, comfort, and convenience. With excellent schools, local amenities, and transport links just a stone's throw away, this property is ideal for growing families seeking space, luxury, and practicality.

Step through the inviting entrance hallway into a beautifully designed living space. The ground floor boasts an elegant reception room, perfect for entertaining or relaxing, and a stylish open-plan dining kitchen complete with a cozy sitting area—ideal for family gatherings. The modern kitchen leads to a well-appointed utility room, keeping everything neat and organized. A downstairs WC adds to the convenience.

Upstairs, the spacious accommodation continues with three generously-sized bedrooms, and a further single bedroom, including a luxurious master suite with its own ensuite shower room, offering a peaceful retreat after a long day. The family bathroom is beautifully presented with modern fixtures.

Outside, you'll find private, south-facing gardens—perfectly enclosed and child-friendly—ideal for enjoying sunny days in complete privacy. The property also benefits from off-road parking for two cars and is situated in a quiet cul-de-sac, adding to the sense of peace and safety for family living.

Best of all, this chain-free home is ready for its new owners to move straight in and start making memories.

Don't miss the opportunity to own this exceptional family home—book your viewing today and experience all it has to offer!

## WHAT OUR VENDORS SAY

I have loved living in this home and seeing the kids grow up and having plenty of space inside and out to play with them. It is a great house to have people round to entertain either soaking up the sun in the garden at a bbq or having people round to dinner in the big open kitchen diner. The neighbours are friendly and helpful and it is a nice quiet street making the area feel very safe. The kids have loved the garden all year round and it is a very relaxing spot. I hope the next people in the house enjoy it just as much.

## RAWDON

Rawdon, located in Leeds LS19, is a charming suburb known for its picturesque setting and strong community atmosphere. Nestled on the

edge of the Aire Valley, it offers a blend of rural tranquility and easy access to Leeds city center. The area boasts beautiful green spaces such as Micklefield Park and Rawdon Billing, perfect for outdoor enthusiasts. With a selection of excellent schools, local shops, and cosy pubs, Rawdon is a popular choice for families and professionals alike. Its proximity to Leeds Bradford Airport and strong transport links make it an attractive and convenient place to live.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 6NR

## ACCOMMODATION

### ENTRANCE HALLWAY

As you enter this lovely home, you immediately get the feeling of how spacious the hallway is. Comprising Upvc double glazed door to the front elevation. Upvc double glazed windows to the side elevation. Radiator. Inset spotlights. Stairs to first floor. Understairs storage cupboard.

### DOWNSTAIRS W.C.

Always useful to have. Comprising extractor fan. Low level w.c. Wash hand basin. Inset spotlights.

### LARGE FAMILY LOUNGE

13'8" x 11'1" (4.18 x 3.39)

This is a spacious family lounge and comprises Upvc double glazed windows to the front elevation. Double radiator. TV point. Living flame gas fire with Sandstone surround and base. Inset spot lights.

### MODERN OPEN PLAN DINING KITCHEN/SITTING ROOM

25'11" max x 12'1" max (7.91 max x 3.70 max)

This is the heart of the house. Great for entertaining family and friends. Beautifully presented with a wide range of high quality wall and base units with contemporary worksurfaces over. Upvc double glazed windows and French Patio doors leading to the rear elevation into the garden. Upright modern radiators x 2. TV point. Double Bosch electric oven, with induction hob and extractor fan over. Point for American Style Fridge Freezer. Inset spotlights.

### UTILITY ROOM

Great to keep the washing away in a separate room. Comprising Upvc double glazed window to the front elevation. Stainless steel sink single drainer. Points for washing machine and dryer. Base unit with worktop over. Radiator.

### FIRST FLOOR

### LANDING AREA

Comprising access to loft which is boarded out. Storage cupboard. Doors leading to:

## MASTER BEDROOM

10'9" x 8'11" fitted wardrobes (3.29 x 2.73 fitted wardrobes)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation. Fitted wardrobes. TV point. Inset spot lights. Radiator. Door to:

## ENSUITE SHOWER ROOM

9'1" into recess x 2'5" (2.78 into recess x 0.75)

Comprising shower cubicle, low level w.c. wash hand basin. Shaver socket. Upvc double glazed window to the side elevation. Radiator.

## BEDROOM2.

16'4" x 7'7" (4.99 x 2.32)

Another fabulous double bedroom comprising large velux window to the rear elevation, Upvc double glazed window to the front elevation. Radiator.

## BEDROOM.3.

10'9" x 9'6" (3.29 x 2.90)

Another double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator.

## BEDROOM.4.

6'8" x 6'2" (2.04 x 1.88)

Comprising Upvc double glazed window to the front elevation. Inset spotlights. Radiator.

## HOUSE BATHROOM

6'5" x 5'6" (1.98 x 1.70)

Comprising Upvc double glazed window to the rear elevation. Vanity unit with built in wash hand basin. Bath with thermostatic shower over. Extractor fan. Fully tiled walls. Heated towel rail.

## OUTSIDE

### FRONT

To the front of the property there are two attractive block paved driveways, providing parking for two cars.



## REAR GARDEN

To the rear of the property there is a privately enclosed garden with a large paved patio seating/barbecue area, leading to a mainly laid to lawn area with trees and shrubbery. GREAT FOR SITTING OUT IN THE SUMMER AND ENTERTAINING FAMILY AND FRIENDS.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



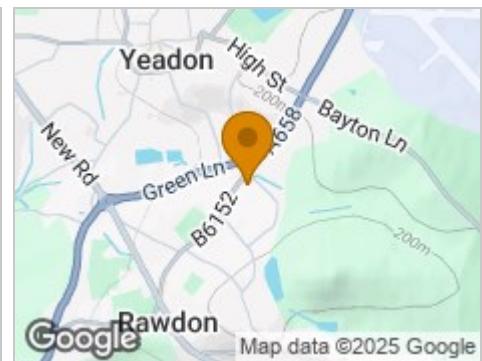
## Road Map



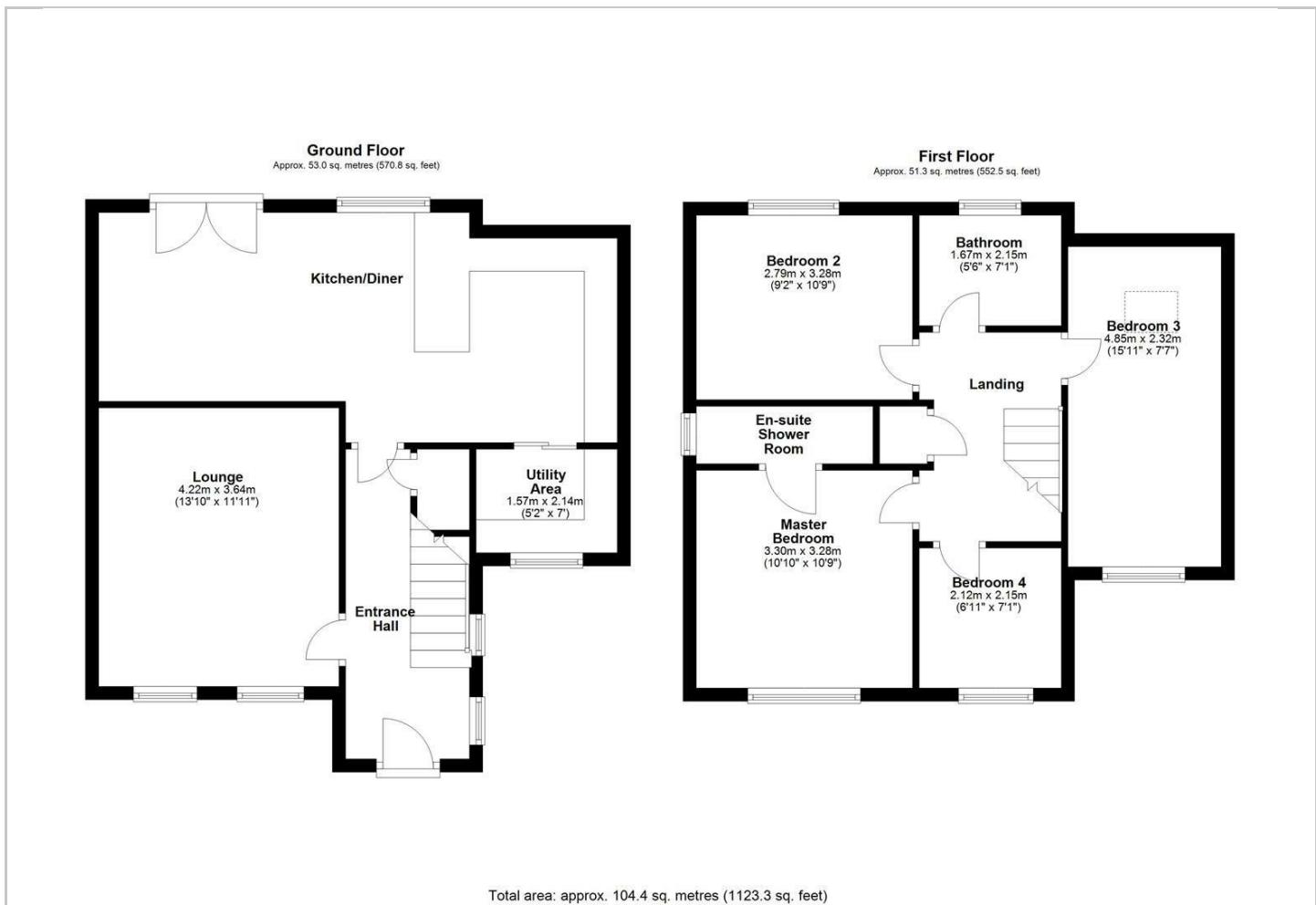
## Hybrid Map



## Terrain Map



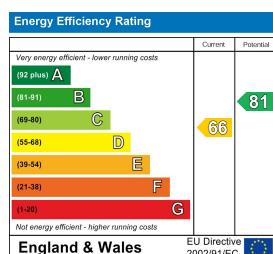
## Floor Plan



## Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.