

Ornella's Estates

PROUDLY INDEPENDENT



2 Layton Park Croft

Rawdon, Leeds, LS19 6PN

Price £420,000



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INTRODUCTION

Spacious and Chain-Free Detached Family Home on a Corner Plot

Nestled in a highly sought-after location, this spacious detached home enjoys a prime corner plot position and is offered to the market chain-free. With its welcoming layout and versatile spaces, this property is perfect for growing families seeking a forever home.

As you step inside, the light-filled hallway sets the tone for the entire house. The property boasts two generous reception rooms, ideal for entertaining or relaxing with loved ones, and a well-sized breakfast kitchen, perfect for creating cherished family meals.

Upstairs, you'll find four superbly proportioned bedrooms, providing plenty of space for everyone, along with a family bathroom ready to cater to busy mornings or relaxed evenings.

Outside, the home continues to impress. A block-paved driveway offers ample off-street parking, complemented by a large garage. The enclosed gardens are a true delight, featuring lush lawns, mature trees, vibrant flowers, and shrubbery—perfect for children to play or for hosting summer gatherings.

Lovingly maintained by the same family for years, this property offers a fantastic opportunity for its next owners to add their personal touch and make it their own.

Don't miss out on this gem of a home that combines space, character, and location in one amazing package. Early viewing is highly recommended!

LOCATION

Rawdon, a picturesque village nestled on the outskirts of Leeds, is a sought-after location that perfectly balances tranquility and convenience. Known for its charming stone cottages, green spaces, and friendly community, Rawdon offers a delightful rural feel while maintaining easy access to urban amenities. The area is home to highly regarded schools, such as Benton Park School and Rawdon St. Peter's Primary School, making it an ideal choice for families. With scenic spots like Rawdon Billing providing stunning views and endless opportunities for walking and outdoor activities, Rawdon is a haven for nature lovers. Its proximity to Leeds-Bradford Airport, excellent transport links, and a range of local shops, cafes, and restaurants ensure that residents have everything they need close at hand.

Whether you're raising a family, commuting to Leeds or Bradford, or simply seeking a serene place to call home, Rawdon and its surroundings have something special to offer.

WHAT OUR VENDORS SAY

HOW TO FIND THE PROPERTY

SAT NAV LS19 6PN

ACCOMMODATION

ENTRANCE HALL

Offering great kerb appeal, this lovely and much loved family home must be viewed. As you enter this spacious, light and airy hallway comprising Upvc double glazed floor to ceiling windows to the front elevation, upvc double glazed door to the front elevation. Stairs to first floor. Encased radiator. Understairs storage room. Doors leading to:

FAMILY LOUNGE/DINING ROOM

22'10" max x 10'7" (6.96 max x 3.25)

A great family lounge, spacious with an abundance of natural light and fabulous for entertaining family and friends. Comprising large window to the front elevation. Glass window into the kitchen. Dado rail. TV and telephone point. Electric feature fire. Radiators x 2.

SNUG

8'7" x 7'9" (2.63 x 2.38)

A lovely room which can be used for whatever is needed. Comprising Upvc double glazed window to the side elevation. Radiator. Sliding glass door to:

BREAKFAST KITCHEN

16'1" x 7'1" (4.92 x 2.18)

A good sized breakfast kitchen comprising patio doors to the rear elevation, Upvc double glazed window to the side elevation. A wide range of wall and base units providing storage with laminate worktops over. Breakfast bar. Two stainless steel sinks one for washing other for rinsing. Integral gas hob with extractor fan over. Integral electric oven. Integral fridge freezer and dishwasher. Point for washing machine. Part tiled walls.

FIRST FLOOR

LANDING AREA

Access to loft. Doors leading to:

Tel: 01943 661506

BEDROOM.1.

12'1" x 11'1" (3.69 x 3.38)

Comprising Upvc double glazed windows to the front elevation. Radiator. Fitted wardrobes.

BEDROOM.2.

11'1" x 8'8" fitted wardrobes (3.38 x 2.65 fitted wardrobes)

Another double bedroom comprising Upvc double glazed windows to the rear elevation. Radiator. Fitted wardrobes.

BEDROOM.3.

11'3" x 7'10" (3.43 x 2.40)

Another double bedroom comprising Upvc double glazed windows to the front elevation. Radiator.

BEDROOM.4.

8'11" x 6'6" max (2.74 x 2.00 max)

Comprising Upvc double glazed window to the front elevation. Fitted wardrobes. Radiator.

HOUSE BATHROOM

9'5" x 5'3" (2.89 x 1.62)

Comprising Upvc double glazed window to the rear elevation. Vanity unit with built in wash hand basin. Low level w.c. Bath with thermostatic shower over. Fully tiled walls. Radiator.

OUTSIDE

DRIVEWAY

To the front of the property there is a large block-paved driveway providing ample parking, with a hedge and shrubbery providing enclosure. This leads to a larger than average garage with up and over doors, power and light.

SIDE GARDEN AND REAR GARDEN

To the side of the property there is a gate that leads to an enclosed child friendly lawned area, with a paved walkway, flowers, trees and shrubbery. The rear garden has a block paved seating patio area, leading to a lawned area with flowers, trees and shrubbery. There is also an outhouse. THIS IS GREAT FOR 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.

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.

PROPERTY OMBUDSMAN

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

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



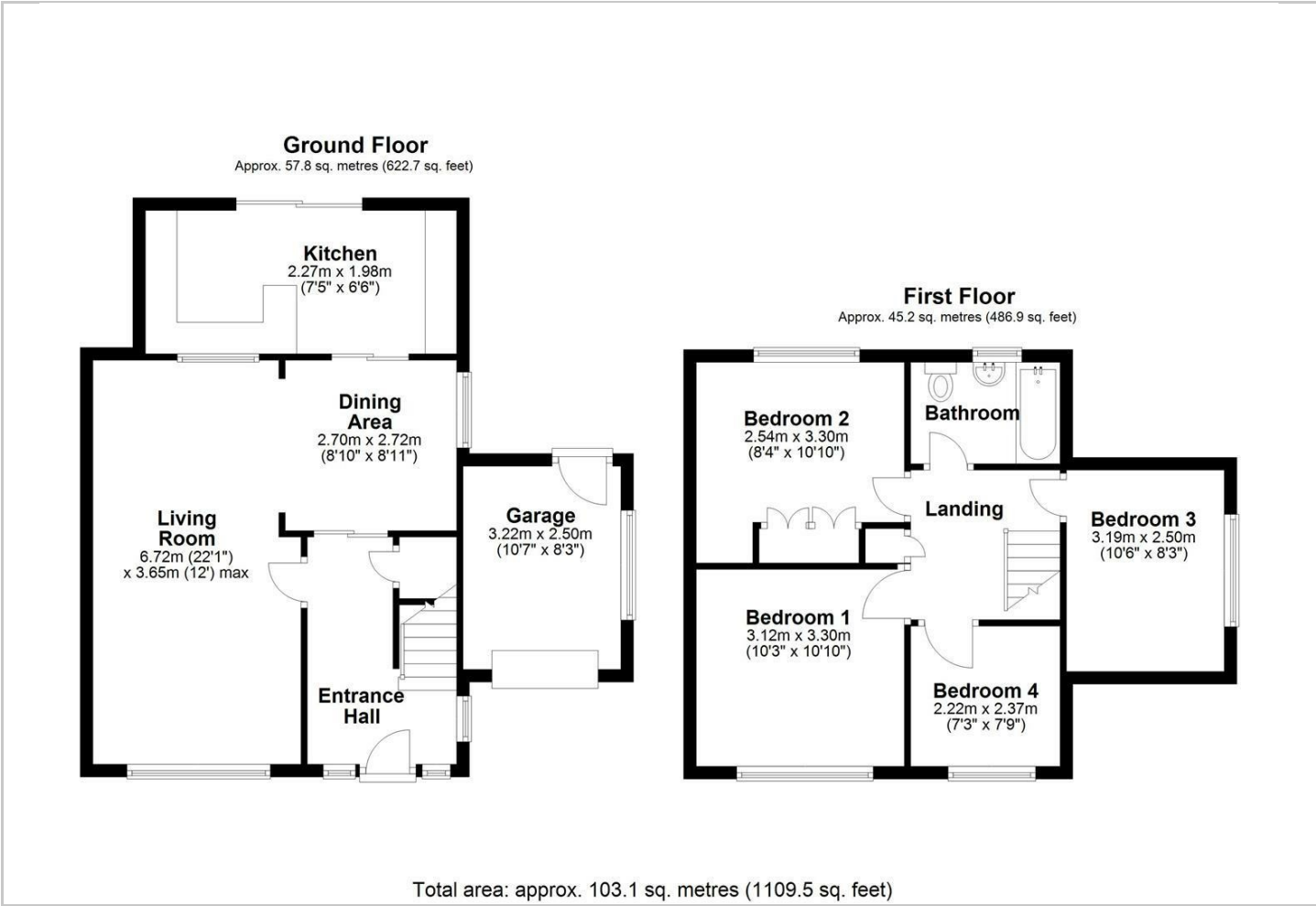
Hybrid Map



Terrain Map



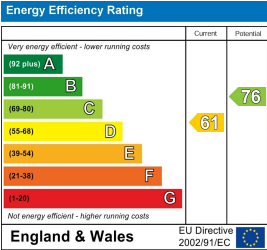
Floor Plan



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.