

Ornella's Estates

PROUDLY INDEPENDENT



4 North Street

Rawdon, Leeds, LS19 6JE

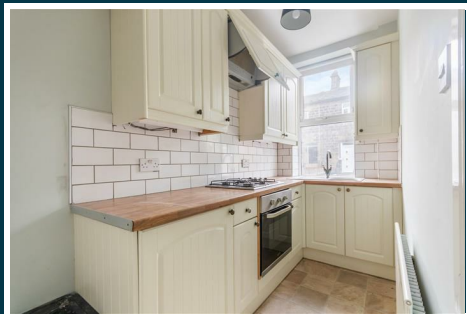
Price £215,000



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INTRODUCTION

A Charming Stone Home in the Heart of Rawdon – Chain Free and Full of Character!

Tucked away in a highly sought-after area of Rawdon, this beautifully presented stone back-to-back home perfectly combines charm, comfort and convenience. Just a short stroll from the picturesque Micklefield Park, local shops, cafés and excellent transport links, it's an ideal choice for first-time buyers or anyone wishing to downsize without compromise.

The property is deceptively spacious and arranged over four floors, offering versatile living to suit a variety of lifestyles. The entrance opens into a welcoming lounge and dining area with a warm, inviting atmosphere, leading through to a modern fitted kitchen designed with everyday living in mind. The cellar provides a practical utility space and excellent storage options. On the first floor there is a generous master bedroom and a spacious house bathroom, while the second floor reveals a versatile attic room – perfect as a home office, guest bedroom or peaceful retreat.

Outside, the property benefits from parking for two cars along with additional on-street parking for visitors. Offered with no onward chain, this delightful home makes for a smooth and stress-free move. Set in a peaceful location yet within easy reach of everything Rawdon has to offer, this property truly is a gem and must be viewed to be fully appreciated.

WHAT OUR VENDORS SAY

The one thing I cannot do to North Street is move it and unfortunately a 1hr 40 commute has now become untenable. The property has been, and continues to be absolutely perfect for my needs in terms of accommodation. The fairly recent addition of a log burner has been a huge improvement and allows the property to remain a haven from heatwaves in the summer, due to it's high ceilings and now a warm cosy environ in the winter. The loft conversion has also been a favorite feature - providing a characterful office, from which I launched a successful business and a welcome home from home for guests staying over. It will be well missed!

LOCATION

Rawdon is a highly desirable village offering a wonderful balance of community charm and everyday convenience. It's home to a range of well-regarded schools and nurseries including Rawdon Littlemoor Primary, Rawdon St. Peter's C of E Primary, Benton Park Secondary School and local nurseries such as Little Hearts, Rawdon Trinity and Daisy Chain. The area is blessed with green open spaces, with the beautiful Micklefield Park right on the doorstep, along with nearby Rawdon Billing, perfect for countryside walks and enjoying far-reaching views. Rawdon also offers a selection of local shops, cafés, and traditional pubs, while larger amenities can be found in nearby Horsforth and Guiseley. Excellent transport links make commuting simple, with easy access to Leeds, Bradford and Harrogate, and Apperley Bridge train station and regular bus routes close by. For those travelling further afield, Leeds Bradford Airport is only a short drive away. A truly lovely place to live, combining village life with the convenience of great connections and scenic surrounding

HOW TO FIND THE PROPERTY

SAT NAV LS19 6JE

ACCOMMODATION

FAMILY LOUNGE/DINER

14'2" x 12'4" max (4.33 x 3.77 max)

Offering an abundance of natural light this lovely family lounge/diner comprises solid wood entrance door to the front elevation. Upvc double glazed window to the front elevation. Wood Burning Stove. Double radiator. Stairs to first floor.. TV point.

FITTED KITCHEN

11'7" x 4'9" (3.55 x 1.46)

Again offering an abundance of natural light and comprising a wide range of wall and base units with laminate worktops over. Upvc double glazed window to the front elevation. Stainless steel sink. Integral fridge. Integral electric oven with gas hob and extractor fan over. Single radiator. Door leading to:

CELLAR/UTILITY ROOM

9'11" x 8'5" (3.04 x 2.59)

Comprising Upvc double glazed window to the front elevation. Single radiator. Points for washing machine and dryer. Viesman combi boiler.

FIRST FLOOR

LANDING AREA

Stairs to 2nd floor. Doors leading to:

BEDROOM.1.

14'0" x 10'3" (4.28 x 3.14)

A great double bedroom comprising Upvc double glazed window to the front elevation. Exposed brick feature chimney. Double radiator.

HOUSE BATHROOM

8'0" x 6'9" (2.45 x 2.08)

A spacious family bathroom comprising Upvc double glazed window to the front elevation. Vanity unit with built in wash hand basin. Bath with electric shower over. Low level w.c. Single radiator.

VERSATILE ATTIC ROOM

16'3" x 9'7" (4.97 x 2.94)

A great versatile room which can be used for whatever is needed, especially if the unexpected guest arrives to stay. Comprising velux window. Eaves storage. Beams. Double radiator.

OUTSIDE

OFF STREET PARKING

To the front of the property there is a block paved driveway providing off street parking for two cars, with the added bonus of on street permit parking.

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



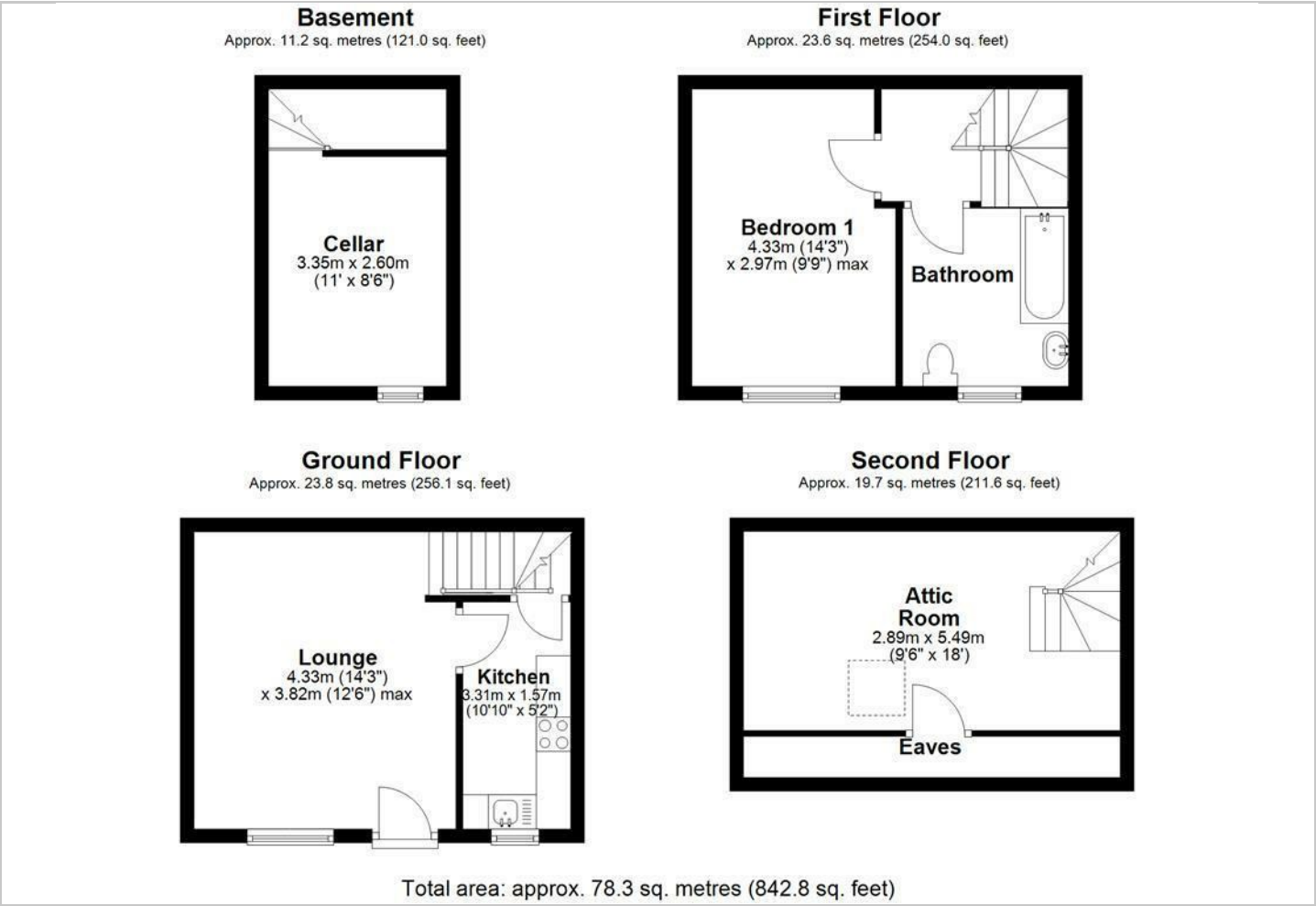
Hybrid Map



Terrain Map



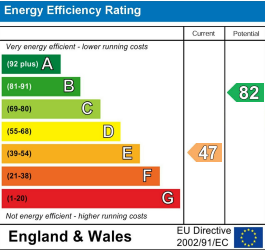
Floor Plan



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.