

Ornella's Estates

PROUDLY INDEPENDENT



21. Town Street

Rawdon, Leeds, LS19 6PU

Offers over £190,000



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INTRODUCTION

THERE IS ONLY ONE WORD TO DESCRIBE THIS STUNNING HOME. WOW. SET IN THE PICTURESQUE VILLAGE OF UPPER RAWDON, WE ARE DELIGHTED TO OFFER FOR SALE THIS CHARMING, CHARACTERFUL AND BEAUTIFULLY PRESENTED END STONE TERRACE. DECORATED THROUGHOUT TO THE HIGHEST OF STANDARDS, WITH WOODEN BEAMS AND HIGH CEILINGS, YOU IMMEDIATELY GET THE FEELING OF HOW SPACIOUS IT IS. As you enter this much loved home, you immediately get a warm and cosy feeling. Access via a stunning composite entrance door, leading into the hallway. The master bedroom is on the ground floor and leads through to a luxury ensuite/house bathroom. As you go up the stairs the natural light is the first thing you notice, along with the stunning spacious open plan living area and beautifully fitted modern kitchen with integral appliances. A stunning Juliet balcony is accessed via French doors, letting the outside in and boasting long distant views. There is also a further w.c., so no need to go downstairs. From the outside you can access the cellar, which is great for storage. EARLY VIEWING IS STRONGLY RECOMMENDED TO FULLY APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER. NOT TO BE MISSED. CALL NOW

RAWDON

UPPER RAWDON IS A VERY DESIREABLE AREA, WITH GREAT SCHOOLS AND WITH SOME LOVELY COUNTRY WALKS. RAWDON BILLING IS VERY PICTURESQUE AND IS GREAT FOR THOSE WHO HAVE DOGS. RAWDON IS A VERY QUIANT AND PEACEFUL, YET WELCOMING COMMUNITY AND HAS A FANTASTIC CRICKET CLUB WHICH IS GREAT FOR FAMILIES. LEEDS BRADFORD AIRPORT IS CLOSE BY FOR THOSE TRAVELLING FURTHER AFIELD. THE A65 HAS DIRECT LINKS TO LEEDS AND BRADFORD.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6PU

ACCOMMODATION

ENTRANCE HALLWAY

With no expense spared. Access via a stunning composite entrance door. Stairs to first floor. Inset spot lights. Door leading to:

MASTER BEDROOM

11'8 x 13' (3.56m x 3.96m)

As you enter this very spacious master bedroom, you immediately get the feeling of warmth. Comprising Upvc double glazed windows to the front elevation. High quality wooden blinds. Wooden beams. Single radiator. Inset spot lights. TV point. Fitted wardrobe. Door leading to:

LUXURY ENSUITE/HOUSE BATHROOM

12'7 x 5'3 (3.84m x 1.60m)

Stunning throughout and comprising Upvc double glazed window to the rear elevation. Vanity unit with storage cupboards and built in wash hand basin with low level w.c. Panelled bath. Separate shower cubicle. Fully tiled walls and floors with under floor heating. Inset spotlights. Extractor fan. Radiator.

FIRST FLOOR

STUNNING OPEN PLAN

LOUNGE/DINER/MODERN FITTED KITC

24'11 x 14'7 (7.59m x 4.45m)

Boasting an abundance of natural light with stunning long distant views, character features and high ceilings. Comprising Upvc double glazed French Doors with Juliet Balcony. Single radiator. Wooden Beams. Upvc double glazed windows to the front and side elevations. TV point. Inset spotlights.

Tel: 01943 661506

MODERN FITTED KITCHEN AREA

For those who enjoy cooking. With a high quality of modern wall and base units, with underlighting and contemporary work surfaces over. Integral dishwasher, integral washing machine/dryer, integral fridge and freezer. Integral double electric oven/microwave oven. Integral gas hob with extractor fan over. Inset spotlights.

SEPARATE W.C.

No need to go downstairs. Comprising low level w.c. Wash hand basin and extractor fan.

OUTSIDE

SIDE/ REAR GARDEN/SHED

Accessed via an attractive wrought iron gate, there is a paved walkway with raised flowerbeds that lead to the rear of the property where there is a lovely easy maintenance patio garden, great for sitting out and enjoying the sunshine. There is also a shed.

CELLAR

Access to the cellar is via outside. This is a great storage area.

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

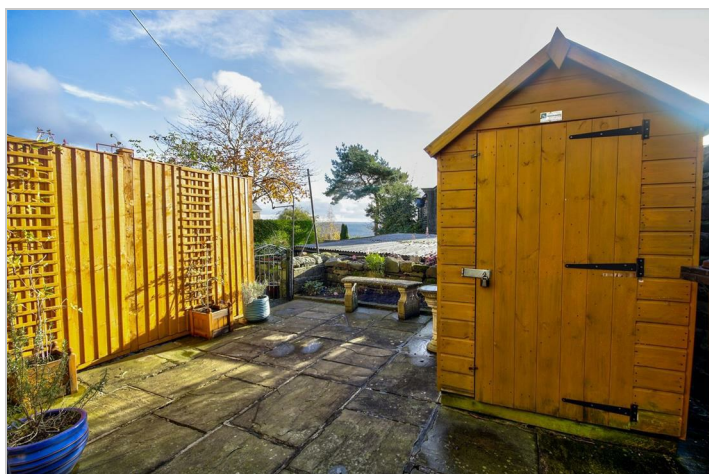
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

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



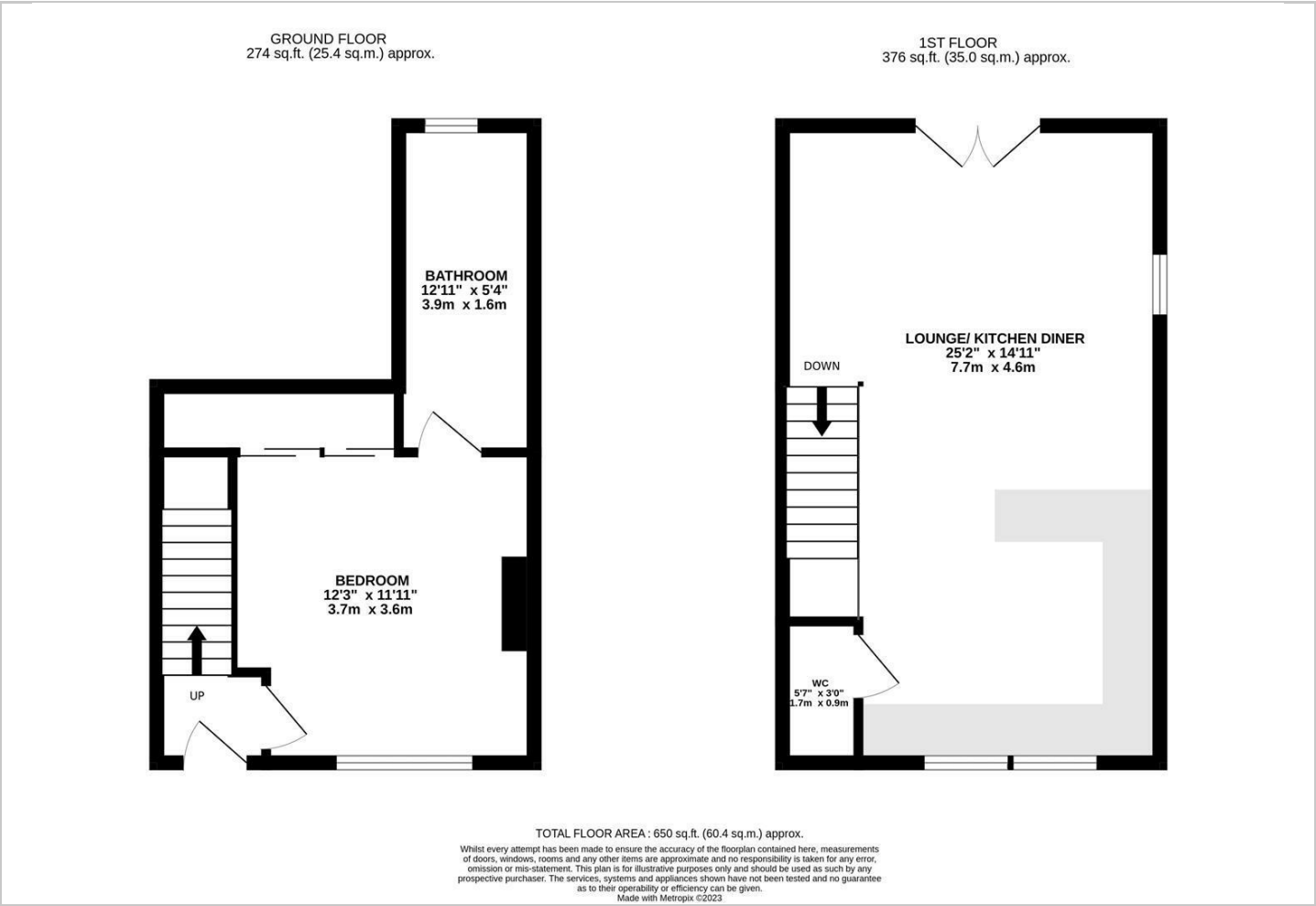
Hybrid Map



Terrain Map



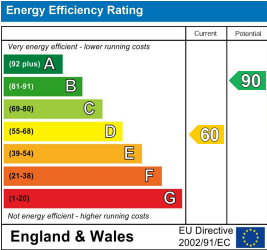
Floor Plan



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.