

Ornella's Estates

PROUDLY INDEPENDENT



65 Harrogate Road

Rawdon, Leeds, LS19 6NB

Price £299,950



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INTRODUCTION

Nestled on the sought-after Harrogate Road in Rawdon, this much-loved family home is being offered for sale for the first time in over 60 years. Filled with cherished memories, it has been carefully maintained and offers a wonderful opportunity for a new family to create their own lasting memories.

From the moment you arrive, the home's kerb appeal is undeniable. A beautifully presented front garden welcomes you, and the driveway provides ample off-street parking, leading to a detached storage area. The rear garden is a true delight—a lovingly tended space perfect for relaxing or entertaining.

Stepping inside, you are greeted by a spacious and inviting hallway. The family lounge is warm and welcoming, an ideal place to gather and unwind. A separate family dining room offers the perfect setting for shared meals and celebrations, while the fitted kitchen provides a practical and well-appointed space for everyday living.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each filled with natural light, and a house shower room.

The location is equally appealing. Within easy walking distance of Benton Park School and conveniently close to Yeadon, local amenities, and excellent transport links—including Leeds Bradford Airport—this home offers both comfort and convenience.

This is more than just a house; it is a place where memories have been made and where new stories are waiting to unfold. An early viewing is highly recommended to fully appreciate all that this special home has to offer.

WHAT OUR VENDORS SAY

LOCATION

Rawdon is a charming village on the outskirts of Leeds, offering a perfect blend of rural beauty and modern convenience. With its tree-lined streets, picturesque green spaces, and a strong sense of community, it's an ideal place to call home. The village boasts a rich history, from the beautiful St. Peter's Church to the scenic Rawdon Billing, which offers stunning views across the Aire Valley. Residents enjoy excellent local amenities, including independent shops, cozy cafes, and well-regarded schools, making it a popular choice for families and professionals alike. Whether strolling through the woodland trails or enjoying a bite to eat at a local pub, Rawdon

captures the warmth and charm of village life while remaining well-connected to Leeds and beyond.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6NB

APPROACH

As you approach this much loved family home, the kerb appeal shows off a traditional built semi detached family home. Comprising:

SPACIOUS ENTRANCE HALLWAY

Upvc feature window to the side elevation. Wood glass panelled door to the front elevation. Single glazed window. Single radiator. Store room. Stairs to first floor. Coving to ceiling. Telephone point. Doors leading to:

FAMILY LOUNGE

18'5 x 11'11 (5.61m x 3.63m)

A lovely light and airy family lounge comprising Upvc double glazed patio doors to the rear elevation overlooking the garden. Gas fire. TV point. Dado picture rail. Shelves. Two double radiators.

2ND RECEPTION ROOM

13'3 into bay x 12'4 into recess (4.04m into bay x 3.76m into recess)

Again offering an abundance of natural light comprising Upvc double glazed window to the front elevation bay window. Gas fire. Single radiator. Coving to ceiling.

KITCHEN

13'5 x 5'11 (4.09m x 1.80m)

Comprising Wood double glazed window to the side elevation. Wood door to the side elevation. Stainless steel sink one and a half bowl single drainer. Points for washing machine and fridge. Point for cooker with gas hob and extractor fan over. Part tiled walls. Tiled flooring. Single radiator. Wall and base units with laminate worktops over.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft which has been boarded out. Doors to:

BEDROOM.1.

13'10 into bay x 10'3 fitted wardrobes (4.22m into bay x 3.12m fitted wardrobes)

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

Tel: 01943 661506

BEDROOM.2.

10'2 fitted wardrobes x 12 (3.10m fitted wardrobes x 3.66m)
Another double bedroom comprising Upvc double glazed windows to the rear elevation with long distant views and overlooking the garden. Fitted wardrobes. Single radiator.

BEDROOM.3.

8'1 x 6 (2.46m x 1.83m)
Comprising Upvc double glazed window to the front elevation. Single radiator. Fitted wardrobe.

HOUSE SHOWER ROOM

6'11 x 5'10 (2.11m x 1.78m)
Comprising shower cubicle, low level w.c. wash hand basin. Radiator. Part tiled walls. Window to rear elevation. Extractor fan.

OUTSIDE

DRIVEWAY AND STORAGE AREA

To the front of the property there is a driveway providing ample off street parking leading to a detached storage area.

FRONT GARDEN

The front garden is well maintained and is mainly laid to lawn with flowers and shrubbery.

REAR GARDEN

The rear garden is a true delight—a lovingly tended space perfect for relaxing or entertaining.

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.



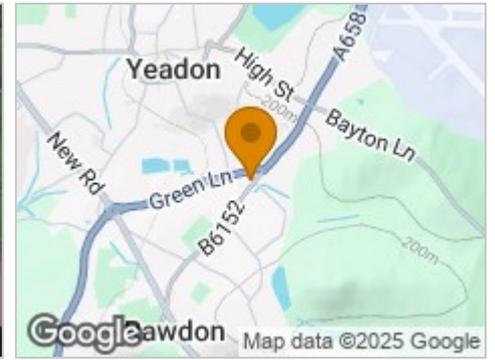
Road Map



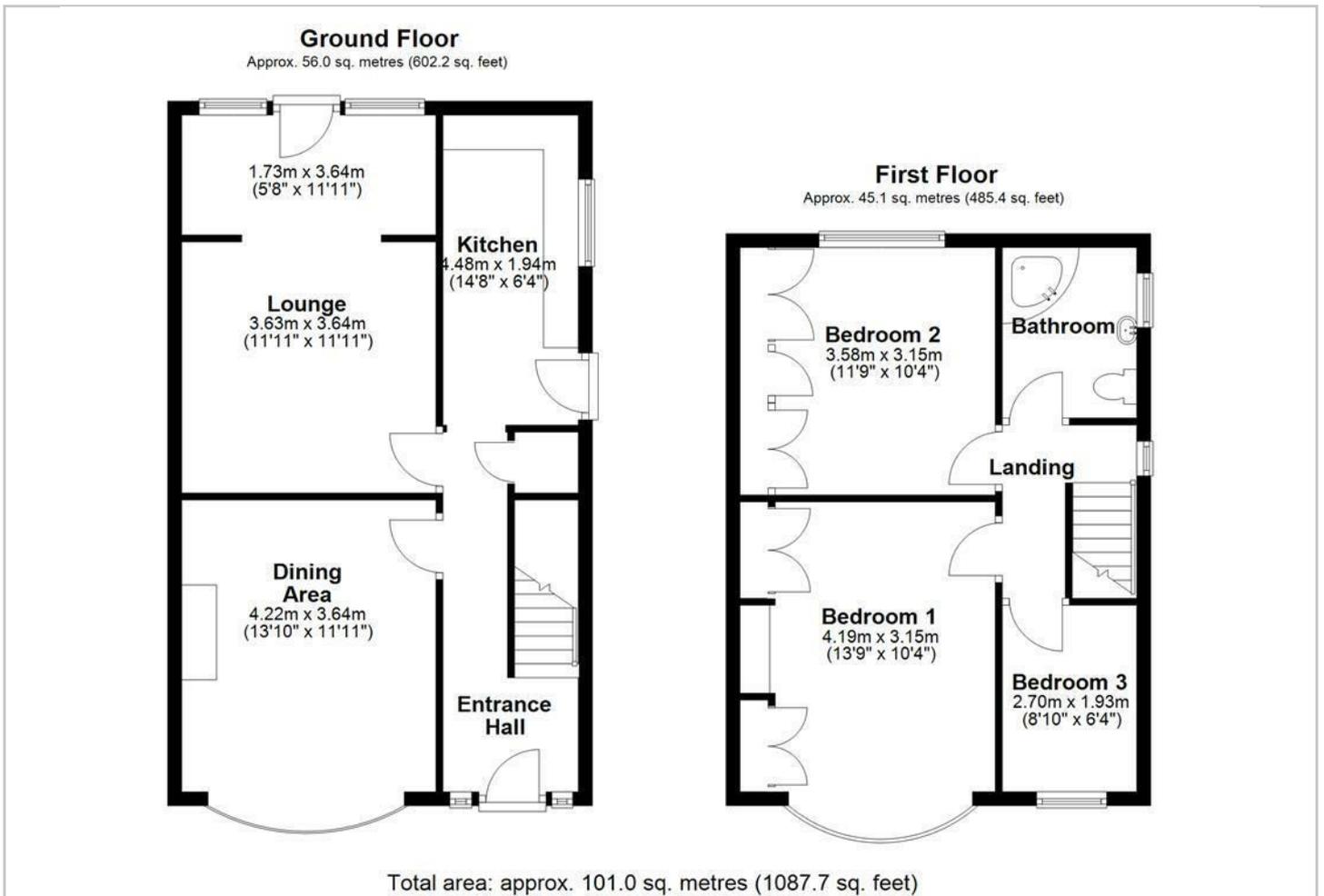
Hybrid Map



Terrain Map



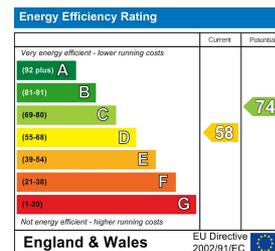
Floor Plan



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



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