

HUNTERS®

HERE TO GET *you* THERE

3 London Lane, Rawdon, Leeds, LS19 6BR

Asking Price £400,000

Property Images



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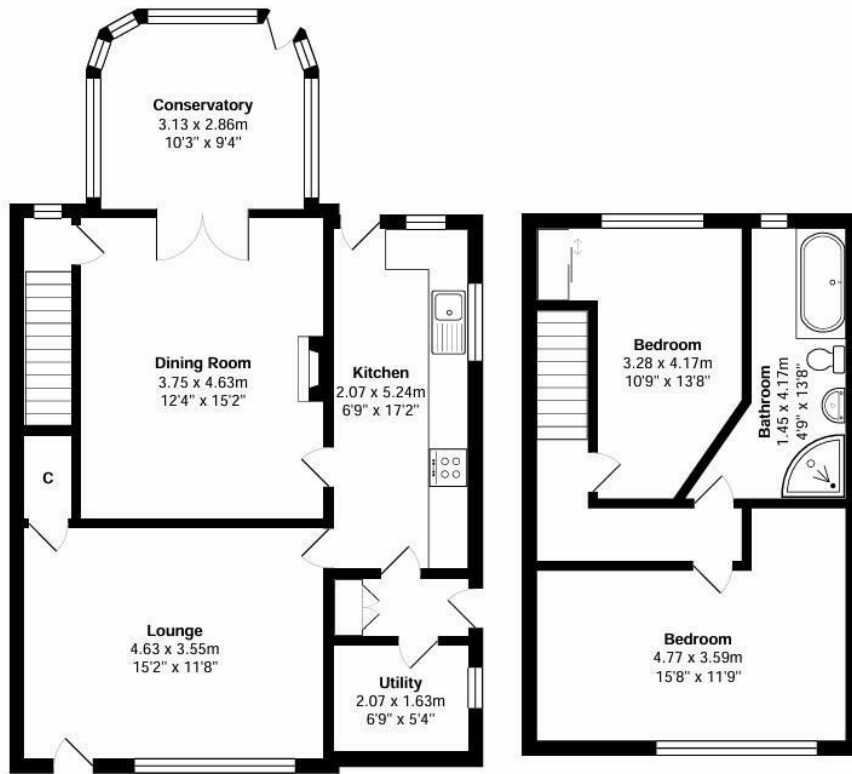
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Ground Floor

First Floor

Total Area: 103.5 m² ... 1114 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Dating back to circa 1840, this charming cottage is nestled in the heart of the highly sought-after Little London Conservation Area in Rawdon. Requiring modernisation throughout, the property offers excellent potential to create a wonderful family home while retaining its wealth of character and period charm.

Extended to the side, the cottage provides generous living accommodation comprising an entrance hallway, spacious kitchen, utility room, formal dining room (currently used as a bedroom), a cosy living room featuring a beautiful stone fireplace, and a conservatory overlooking the rear garden.

To the first floor are two bedrooms, a substantial landing area (formerly a third bedroom), and a modern house bathroom.

Outside, the property enjoys attractive, well-maintained gardens to the side and rear, featuring mature shrubs, established planting, lawned areas and paved seating spaces. At the time of marketing, the gardens enjoyed excellent sunshine, creating an ideal setting for outdoor relaxation and entertaining.

Situated in one of Rawdon's most desirable locations, the property is within easy reach of local parks, highly regarded schools, a wide range of amenities, a golf course and picturesque woodland walks. Excellent transport links include regular bus services to Leeds and Bradford, nearby railway stations at Guiseley and Apperley Bridge, and convenient access to Leeds Bradford Airport.

Offering a rare opportunity to update and personalise a character property in a prime conservation area setting, early viewing is highly recommended.

Features

- CHARACTER COTTAGE • SOUGHT AFTER LITTLE LONDON LOCATION • ENCLOSED GARDENS • PERIOD FEATURES • CONSERVATORY EXTENSION • CLOSE TO SCHOOLS AND TRAIN STATION • NO ONWARD CHAIN • IN NEED OF SOME UPDATING