

# HUNTERS®

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12 Micklefield Lane, Rawdon, Leeds, LS19 6AZ

Asking Price £450,000

Property Images





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## Property Images





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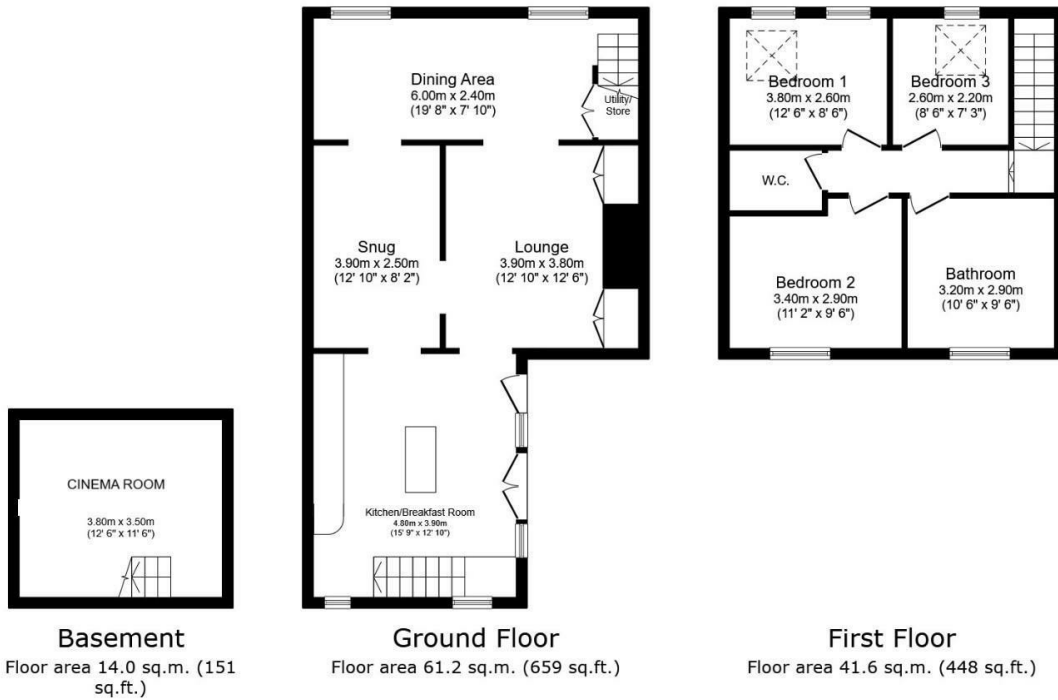
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## Property Images



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Total floor area: 116.8 sq.m. (1,257 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Character Property Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold



## Summary

A Charming Stone Period Home in the Heart of Little London, Rawdon

Situated in the highly desirable Little London area of Rawdon, this enchanting three-bedroom stone period property is truly something special. Combining timeless charm with modern comforts, this home is full of warmth, character and thoughtful design.

Tucked behind a beautiful walled garden – a true sun-trap – the property immediately invites you in with its welcoming, homely feel. Inside, the ground floor is a seamless blend of old and new. The stylish, contemporary kitchen features sleek units and a central island – perfect for casual entertaining – and opens through bi-fold doors onto a patio ideal for summer gatherings. In contrast, the adjoining reception areas offer a more traditional feel, with exposed beams, stone and wooden flooring, and two open fires in the snug and lounge, creating a cosy atmosphere for the colder months.

Upstairs, the charm continues with three unique bedrooms. Two feature quirky mezzanines, adding versatile space for guests or children – perfect for sleepovers or a den-style hideaway. The main bedroom boasts original floorboards and a beautiful stone mullion window. The stunning bathroom, complete with roll-top bath and separate shower, offers a touch of luxury and period elegance. There is also a separate WC, ideal for when guests are staying.

A fully tanked and carpeted cellar currently serves as a cinema room – but could just as easily be a games, music or teenage hangout space. To the front and rear are private courtyard gardens, ideal for barbecues and summer evenings, along with a handy garden store.

Located close to Micklefield Park, excellent local amenities, and the train station, this unique and stylish home truly has it all – period charm, contemporary living, and an unbeatable location.

## Features

- CHARACTER COTTAGE • PERIOD FEATURES THROUGHOUT • ENCLOSED GARDENS TO FRONT AND REAR • BESPOKE KITCHEN WITH BI FOLD DOORS • CINEMA ROOM • CLOSE TO MICKLEFIELD PARK • CLOSE TO TRAIN STATION • LITTLE LONDON CONSERVATION AREA • THREE BEDROOMS AND TWO BATHROOMS • HIGH SPECIFICATION