

# HUNTERS®

HERE TO GET *you* THERE

**11 Micklefield Lane, Rawdon, Leeds, LS19 6AZ**

**Offers Over £550,000**

**Property Images**





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





# HUNTERS®

HERE TO GET *you* THERE

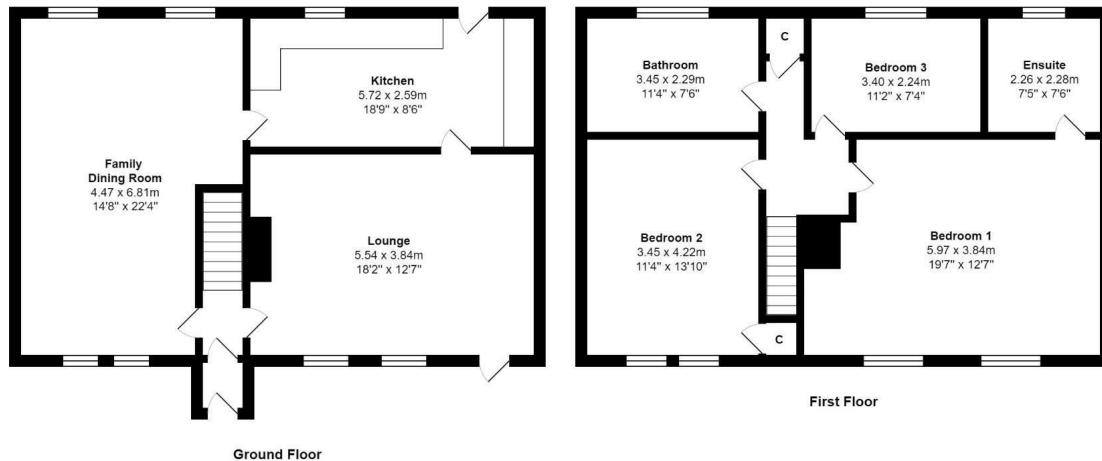
## Property Images





# HUNTERS®

HERE TO GET *you* THERE



Total Area: 141.8 m<sup>2</sup> ... 1527 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(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: 2 Tenure: Freehold

## Summary

A rare and exciting opportunity has arisen to acquire this substantial and characterful stone-built residence, nestled within the highly desirable and prestigious Little London Conservation Area in Rawdon. This charming home is brimming with period features and enjoys the added benefit of a generous rear garden and a detached double garage.

Having recently undergone a degree of sympathetic updating, the property blends traditional charm with modern comfort. The spacious accommodation briefly comprises a welcoming entrance hallway, a well-appointed fitted kitchen, a formal dining room ideal for hosting dinner parties, and a cosy lounge perfect for relaxing evenings. A standout feature of the home is the expansive additional reception room, complete with an attractive fireplace – an ideal space for entertaining guests or enjoying family time.

To the first floor, the master bedroom benefits from a newly fitted en-suite shower room. There are two further well-proportioned double bedrooms and a stylish main house bathroom, completing the upper level.

Externally, the property is equally impressive. The front garden is enclosed by traditional stone walling, offering kerb appeal and a sense of privacy. To the rear lies a large, predominantly lawned garden – perfect for children, pets, or outdoor entertaining. A detached double garage and a private driveway provide ample off-street parking.

Superbly located, the property is within easy reach of a selection of well-regarded primary and secondary schools, local shops and amenities, Micklefield Park, and excellent transport links, including a nearby train station. This is a wonderful opportunity to secure a beautiful period home in a sought-after location, and early viewing is highly recommended.

## Features

- CHARACTERFUL STONE COTTAGE • SOUGHT AFTER LOCATION • LARGE REAR GARDEN • DETACHED, DOUBLE GARAGE • PERIOD FEATURES THROUGHOUT • MASTER BED WITH MODERN ENSUITE • CLOSE TO MICKLEFIELD PARK • VIEWING ESSENTIAL • WELL PROPORTIONED ROOMS • RECENTLY UPDATED