

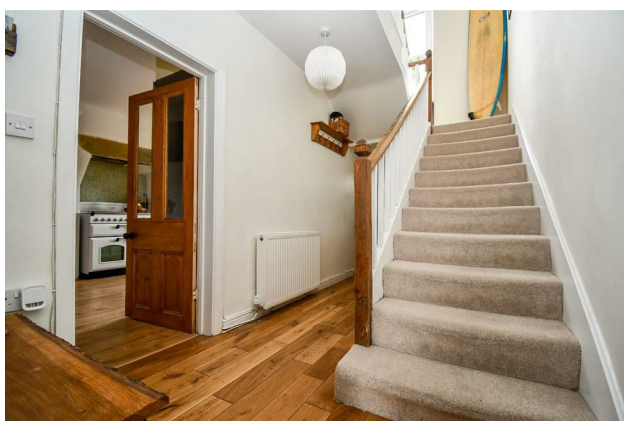
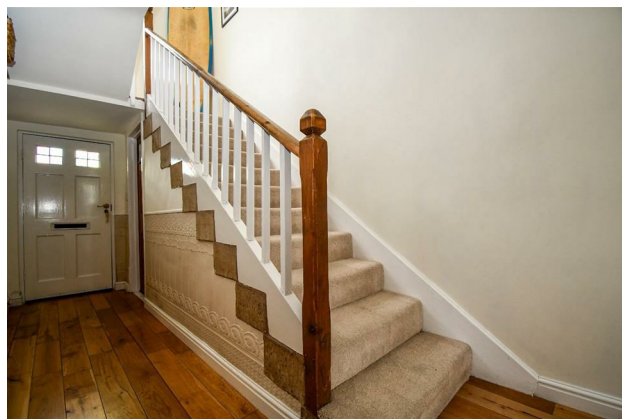
HUNTERS®

HERE TO GET *you* THERE

2 New York Cottages, Rawdon, Leeds, Yorkshire, LS19 6JH

Offers In The Region Of £399,950

Property Images



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Total Area: 134.4 m² ... 1447 ft² (excluding cellar, eaves storage)

All measurements are approximate and for display purposes only

EPC

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

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 2 Reception: 2 Tenure: Freehold

Summary

Hunters have been selected to market this glorious, period home which benefits from a semi rural setting with open views to the front and rear. With charming and characterful features throughout the property, spacious rooms which are full of natural light and flexible accommodation over four floors the property must be viewed to fully appreciate. Furthermore, the property has planning consent to extend to the rear should the buyer wish.

Accommodation briefly consists of an entrance hallway with attractive staircase with balustrade, a farmhouse kitchen with shaker style units, a spacious lounge with traditional fireplace and hardwood flooring and a conservatory extension which is the perfect room to sit and soak up the views. To the first floor can be found two large double bedrooms both offering lovely views and the main house bathroom. The loft bedroom is accessed via a fixed staircase and benefits from exposed beams, Velux style windows to the front and rear and an ensuite shower room.

Externally there is parking to the front and a garden to the rear with Yorkshire stone and lawned areas complemented by planted borders. Please note: The rear boundary does not exceed the decking area. The land beyond the decking is owned by the neighbouring property. Despite the rural setting the property is within easy reach of several highly regarded primary and secondary schools, a wide range of amenities and a train station. The property is offered to the market with NO ONWARD CHAIN.

Features

- LOCATION LOCATION LOCATION • GLORIOUS VIEWS TO FRONT AND REAR • SEMI RURAL YET CONVENIENT LOCATION • OVER FOUR FLOORS • OOZES CHARM AND CHARACTER • PLANNING PASSED FOR EXTENSION • QUIET, BACKWATER LOCATION • GARDENS TO REAR • USEFUL CELLAR • EPC RATING = E