

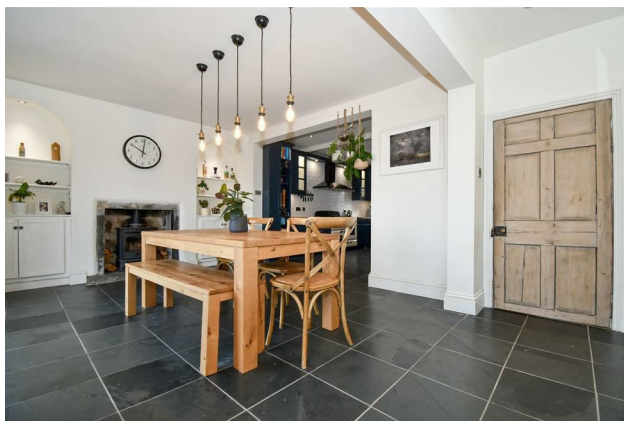
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27 Harrogate Road, Rawdon, Leeds, Yorkshire, LS19 6HW

Asking Price £499,950

Property Images



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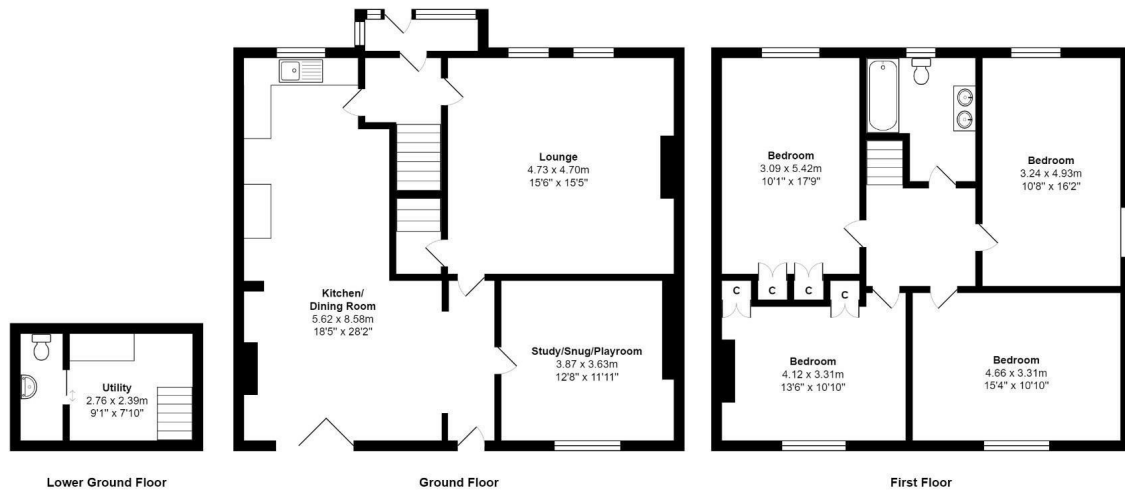
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Total Area: 171.0 m² ... 1840 ft²
All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(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 - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

A hugely appealing and substantial stone cottage boasting a central Rawdon location, characterful features throughout, an open plan dining kitchen with bi fold doors and a large, enclosed garden to the rear this exceptional home has it all. The property which is around 200 years old is a former Weavers cottage and used to be the home of Hedley Verity, the former Yorkshire and England Cricketer.

Accommodation briefly consists of an entrance porch, a large study / snug / playroom, a spacious lounge with open fire and a superb open plan kitchen / diner with bi folding doors to the rear - this is a superb space for a family or those who love to entertain. From the lounge is also access down to the basement level with utility room and guest wc. To the first floor can be found four very large bedrooms and the main house bathroom - the bedrooms to the rear boast lovely views. From the landing is access to a boarded loft which offers potential for conversion should the successful purchaser require.

Externally the garden has recently been landscaped with lawned and paved areas complemented by hedged boundaries. This is an ideal space for al fresco dining during the summer and with its westerly aspect is perfect for watching the sunsets over Baildon moor.

The property is well positioned for access to several highly regarded primary and secondary schools including Benton Park which has recently undergone substantial redevelopment, a wide range of amenities including a French bakery and a train station. Furthermore, being on a bus route there are excellent links to Harrogate, Leeds, Bradford and the airport.

More information regarding this property is available via this link:- https://sprift.com/dashboard/property-report/?access_key=337c7f1c9873788cedde3cd98ada8b4c72ca8436cdfacaf0ed787e65abac6edb

Features

- DOUBLE FRONTED STONE COTTAGE • SOUGHT AFTER LOCATION • LARGE ENCLOSED GARDEN TO REAR • FOUR DOUBLE BEDROOMS • WELL PROPORTIONED ROOMS • CONVERTED BASEMENT • CHARACTERFUL FEATURES THROUGHOUT • CLOSE TO SHOPS, SCHOOLS AND TRAIN STATION • BI FOLDS TO REAR • EPC RATING = D