

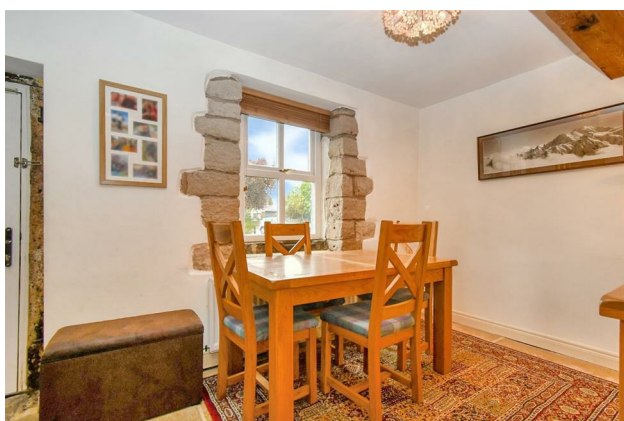
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2 Princess Street, Rawdon, LS19 6BS

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Princess Street, Rawdon, Leeds, LS19



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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(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: 3 Bathrooms: 2 Receptions: 1
Tenure: Freehold

Nestled within the highly sought-after Little London Conservation Area of Rawdon, this enchanting semi-detached stone cottage offers a glimpse into the past with its historic roots dating back to the early 19th century. Rich in character and brimming with charm, this home boasts a wealth of distinctive features that harken to its bygone era. From the stone reveals and sills adorning each window to the exposed beams and eaves that grace the ceilings, this property exudes timeless allure.

Upon entering, you'll discover a thoughtfully designed layout that balances traditional elegance with modern functionality. The accommodation begins with a welcoming dining hall, setting the tone for the warm and inviting ambiance that pervades throughout. A dual-aspect lounge with a log-burning stove serves as a cozy retreat, perfect for gathering with loved ones or enjoying a quiet evening by the fire. The well-appointed kitchen adds practicality to the mix, ensuring that every culinary endeavour is a delight.

Ascending to the first floor, you'll find the master bedroom, a sanctuary boasting exposed eaves and beams that grace the ceiling. An en-suite shower room offers convenience and privacy. Completing the first floor are two additional bedrooms and a tastefully designed house bathroom, providing comfort and functionality for the entire household. The landing hosts a large double cupboard, offering ample storage space for your belongings.

One of this home's unique features is the part-converted barrelled vaulted cellar, transformed into a charming TV room, adding another layer of character to this already captivating property.

The garden is south facing laid mainly to lawn with lovingly tended raised plant beds. A rarity in this coveted locale, this property also offers the coveted convenience of off-street parking and a generously proportioned single garage.

Beyond its charming exterior, this home's location enhances its appeal. Within a leisurely stroll, you'll find yourself at Micklefield Park, Rawdon Littlemoor Primary School, and Benton Park High School. Local shopping facilities, inviting cafes, and cozy pubs are all within reach, making everyday living a breeze. Commuters will relish in the property's ideal proximity to the Leeds/Bradford area, seamless access to the national motorway network, and the convenience of Leeds/Bradford Airport. For those who prefer public transport, a train station awaits in nearby Apperley Bridge.

This delightful property is not only a visual delight but also a comfortable and modern home. It benefits from gas central heating with a Worcester Bosch Combi-boiler, ensuring warmth and efficiency, as well as double-glazed windows that provide both insulation and tranquillity.

Features

• IMPRESSIVE STONE COTTAGE • GARDEN WITH SOUTHERLY ASPECT • GARAGE AND DRIVEWAY - A RARITY FOR THIS LOCATION • ENSUITE TO MASTER BEDROOM • PRESTIGIOUS 'LITTLE LONDON' LOCATION • CLOSE TO PARK, SCHOOLS AND TRAIN STATION • PERIOD FEATURES THROUGHOUT • LOG BURNING STOVE AND STONE REVEALS TO WINDOWS • HIGH SPECIFICATION • HUNTERS 360 TOUR