



HOME

MARKETING & MANAGEMENT

RUSSELL COTTAGE, LONDON LANE, RAWDON LS19 6BR

£749,950



Modern Stone Built Detached
5 Double Bedrooms (Potential 6)
Spacious Living Room with Stove
House Bathroom & En suite Bathroom
Open plan dining to Modern Kitchen
Zoned C/H, D/G. Large Det Garage
Enclosed 101sqm Rear Garden
Large Drive with Ample Parking
Sought After 'Little London' Location
Excellent Family Sized Home



£749,950

GENERAL DESCRIPTION

A modern five bedroom detached home located in the sought after "Little London" area of Rawdon. This well presented property will be of particular interest to executives and families seeking a spacious and well located home which benefits from: large driveway with parking for multiple vehicles; large detached garage with power, light, electric door and water (ideal for conversion to a home office subject to required building regs and planning permissions); open plan dining and kitchen area with modern fitted units and integral fridge/freezer; dual aspect living room with solid fuel burning stove and patio doors to rear garden; lawn and patio gardens to front; enclosed 101 sq meter K9 dog friendly astro turf rear garden; dual aspect master bedroom with modern en-suite shower room (potential to easily convert to two double bedrooms if required); modern four piece house bathroom suite with freestanding bath; long distance views; zoned gas central heating with Valient combination boiler; double glazing. Offers excellent access to local pubs and cafes; a short walk from Micklefield park; excellent access to Apperley bridge train station offering easy access to Leeds City centre in 10 mins; superb choice of schools and an early inspection is recommended to appreciate the size; style and location of this lovely home.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 14' 11" x 6' 3" (4.55m x 1.91m)
GROUND FLOOR WC 6' 3" x 4' 10" (1.91m x 1.49m)
LIVING ROOM 24' 2" x 11' 0" (7.38m x 3.36m)
DINING ROOM / RECEPTION ROOM 2 13' 7" x 11' 1" (4.15m x 3.38m)
BREAKFAST KITCHEN 17' 9" x 10' 5" (5.42m x 3.20m)
STAIRCASE AND LANDING 17' 1" x 6' 6" (5.23m x 1.99m)
MASTER BEDROOM 24' 7" x 10' 11" (7.51m x 3.34m)
EN SUITE BATHROOM 6' 11" x 6' 5" (2.13m x 1.98m)
DOUBLE BEDROOM 2 11' 2" x 10' 4" (3.42m x 3.15m)
DOUBLE BEDROOM 3 11' 1" x 7' 2" (3.40m x 2.20m)
HOUSE BATHROOM 11' 2" x 6' 2" (3.41m x 1.88m)
2ND STAIRCASE AND LANDING
DOUBLE BEDROOM 4 15' 1" x 14' 6" (4.60m x 4.43m)
DOUBLE BEDROOM 5 15' 0" x 11' 3" (4.59m x 3.43m)
GARAGE 21' 1" x 19' 10" (6.45m x 6.05m)
GARAGE ANNEXE 19' 1" x 11' 7" (5.83m x 3.54m)

OPENING HOURS

Pudsey Office

Monday to Friday
 Saturday
 Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.