

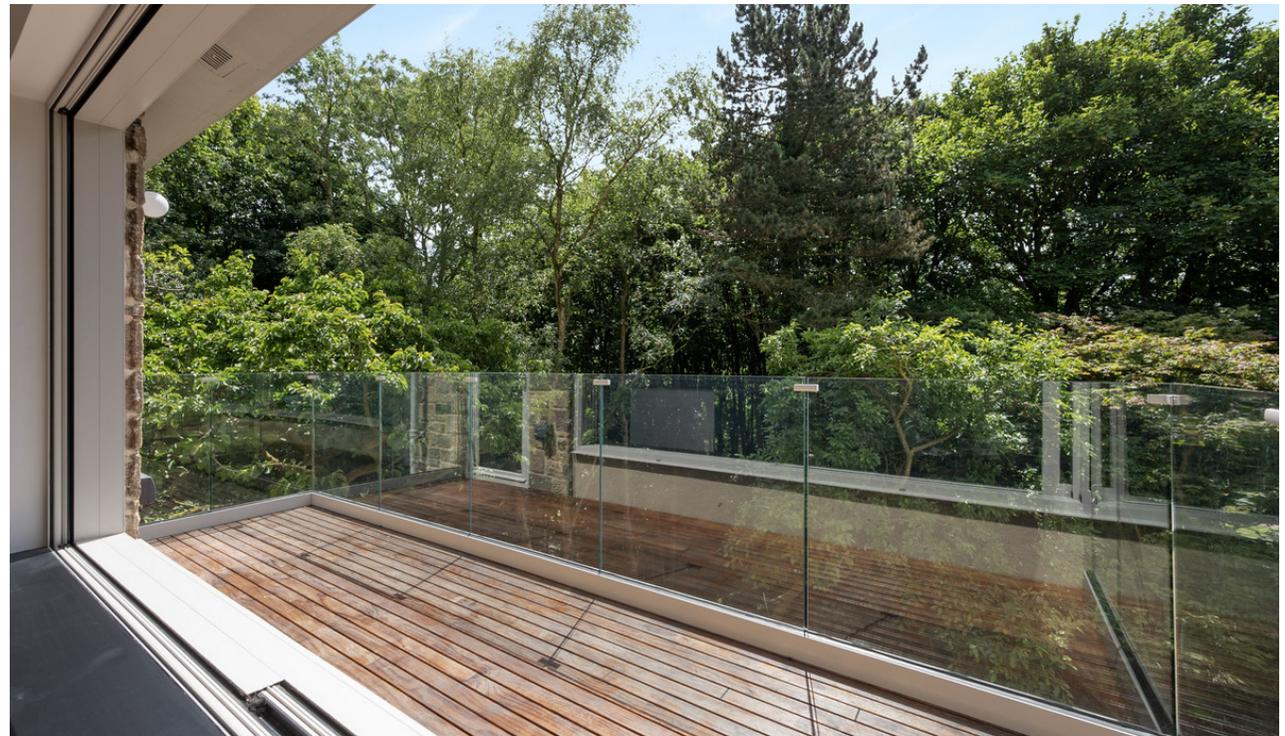


New House, Cragg Wood Drive, Rawdon, LS19 6LG



# Key Features

- Magnificent detached home
- Remodelled and refurbished throughout
- Stunning kitchen/diner with log burner
- High quality integrated appliances
- Full height sliding doors & balcony
- Five bedrooms
- Dressing room and luxury ensuite to principal
- Lusso house bathroom with free standing bath
- South facing garden with woodland views
- Located in the Cragg Wood conservation area



*A stunning five bedroom property, finished to the highest specification, located in the heart of the Cragg Wood conservation area.*





This five bedroom detached property is located in the heart of the Cragg Wood conservation area in Rawdon and has been remodelled and refurbished to the highest of standards.

A bespoke open tread staircase leads to the first floor where you'll find two bedrooms, guest W.C. and a set of Crittall style doors which lead to the most magnificent open plan kitchen/diner with a log burner, Quartz worktops, Quooker tap, an induction hob with down draught extractor, a drinks fridge and a range of high quality integrated appliances including a fridge, freezer, two ovens and two microwaves. A real feature of this space is the full height sliding doors and a door to the fully glazed balcony which overlooks the south facing rear garden and woodland beyond. Further double sliding pocket doors lead to a lounge which also overlooks the rear garden.

To the ground floor are three double bedrooms, a useful storage cupboard, and a generous utility room which houses the oil fired central heating boiler and has space for a washing machine and tumble dryer. The principal bedroom has a walk in wardrobe/dressing room, a door to the rear patio and a luxury ensuite shower room with Lusso fittings. The stunning house bathroom, also with Lusso fittings, with a free standing bath and separate shower completes the ground floor.

Externally, there is parking for several vehicles and the grounds have been landscaped to give two lawned areas and there is a stone paved patio which runs across the back of the house, perfectly placed to take advantage of the south facing garden and woodland views.

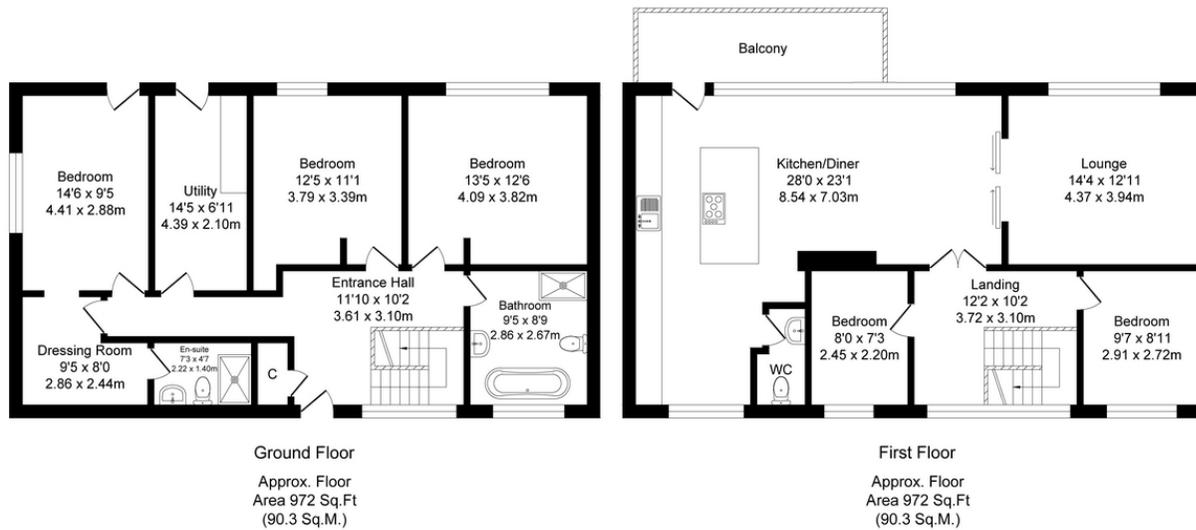
Rawdon is a village which offers a unique blend of rural tranquillity and urban convenience, with a good selection of picturesque walks, schools, shops and restaurants. Leeds Bradford airport and Apperley Bridge train station are within easy reach, making it an ideal location for commuters.

Services: We are advised that the property has mains drainage, electricity and oil fired central heating.



**Cragg Wood Drive, Rawdon**  
**Total Approx. Floor Area 1944 Sq.ft. (180.6 Sq.M.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	79
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:** G  
**Council Authority:** Leeds City Council

