



The Meadows

Rawdon Road, Horsforth, LS18 4EA



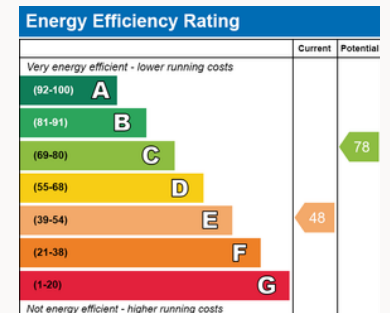
Introduction

A rare opportunity to purchase a double fronted, detached, stone built property in this fantastic Horsforth location. This impressive and attractive Victorian home is set within an enviable 1.87 acres (approx.) plot consisting of well maintained and attractive south facing gardens, former grass tennis court and an adjacent paddock. With five double bedrooms, three bathrooms and multiple receptions rooms, the property is well balanced across the ground floor and first floor and benefits from annexed rooms suitable as office space, garaging and with the potential for further development and use.

PROPERTY TYPE	Stone Detached
BEDROOMS	5
RECEPTION ROOMS	6
BATHROOMS	3

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Rating E with C potential



Key Features

- Approximately 3000 sq ft of accomdation
- Accommodation arranged over Ground and First Floor with development potential with an attic conversion*
- 2 Acres of land (approx) including meadow
- South facing gardens with large Yorkshire Stone Terrace
- Annex Buildings with potential for conversion*
- Stunning period features including central staircase and gallery landing
- Large double garage and off street parking
- Electric gates for access







AREA GUIDE

Rawdon Road remains a prime address and sought after location within this North Leeds locale. Being close to Hall Park and New Road Side whilst offering easy access to the Horsforth schools and amenities, Horsforth and Kirkstall Forge train station are just a few minutes drive away where you will find quick connections to Leeds City Centre, Harrogate, York as well as Leeds-Bradford airport being moments up the road for those who need to commute or holiday abroad.

- Horsforth Train Station - 1.33 miles
- Leeds Bradford Airport - 2.45 miles
- Horsforth High School - 0.80 miles
- Leeds Trinity University - 1.07 miles
- West End Primary - 0.40 miles
- St Margarets Primary - 0.66 miles
- Morrisons - 0.64 miles
- Hall Park - 0.25 miles
- River Aire - 0.60 miles
- Cookridge Hall Leisure and Golf - 2.55 miles
- Kirkstall Abbey - 2.24 miles
- Otley Chevin - 4.10 miles



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Approx Total Area = 2,964 sqft / 275 sqm

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating Property Measurement Standards (IPMS2 Residential).

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.

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