



# Rawdon Road

Horsforth, LS18 5EW





# Introduction

Stunning with a touch of luxury, this 1930's home on Rawdon Road has been lovingly, thoughtfully and creatively renovated throughout to create a spacious detached four bedroom home which effortlessly blends bold character and 30's features with modern, light and spacious design. Set back in a 1/3 Acre (approx.) plot this unique property is the perfect forever home and benefits from a large driveway, detached garage, large terrace/patio for entertaining and a far reaching garden which benefits from the sun at most times of the day. Situated in a desirable residential area, Horsforth amenities are all within striking distance to meet the needs of any household.

PROPERTY TYPE	Brick and Render Detached
BEDROOMS	4
RECEPTION ROOMS	3
BATHROOMS	2

# Property Information

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



# Key Features

- Approximately 2000sq ft of accommodation
- Fully re-modelled, extended and renovated in 2019
- Building Regs and Planning obtained
- 0.3 Acre plot
- South facing with wide reaching countryside views
- Large terrace for entertaining
- Attractive character, style and design
- Large driveway
- Four Bedrooms, Two Bathrooms











## AREA GUIDE

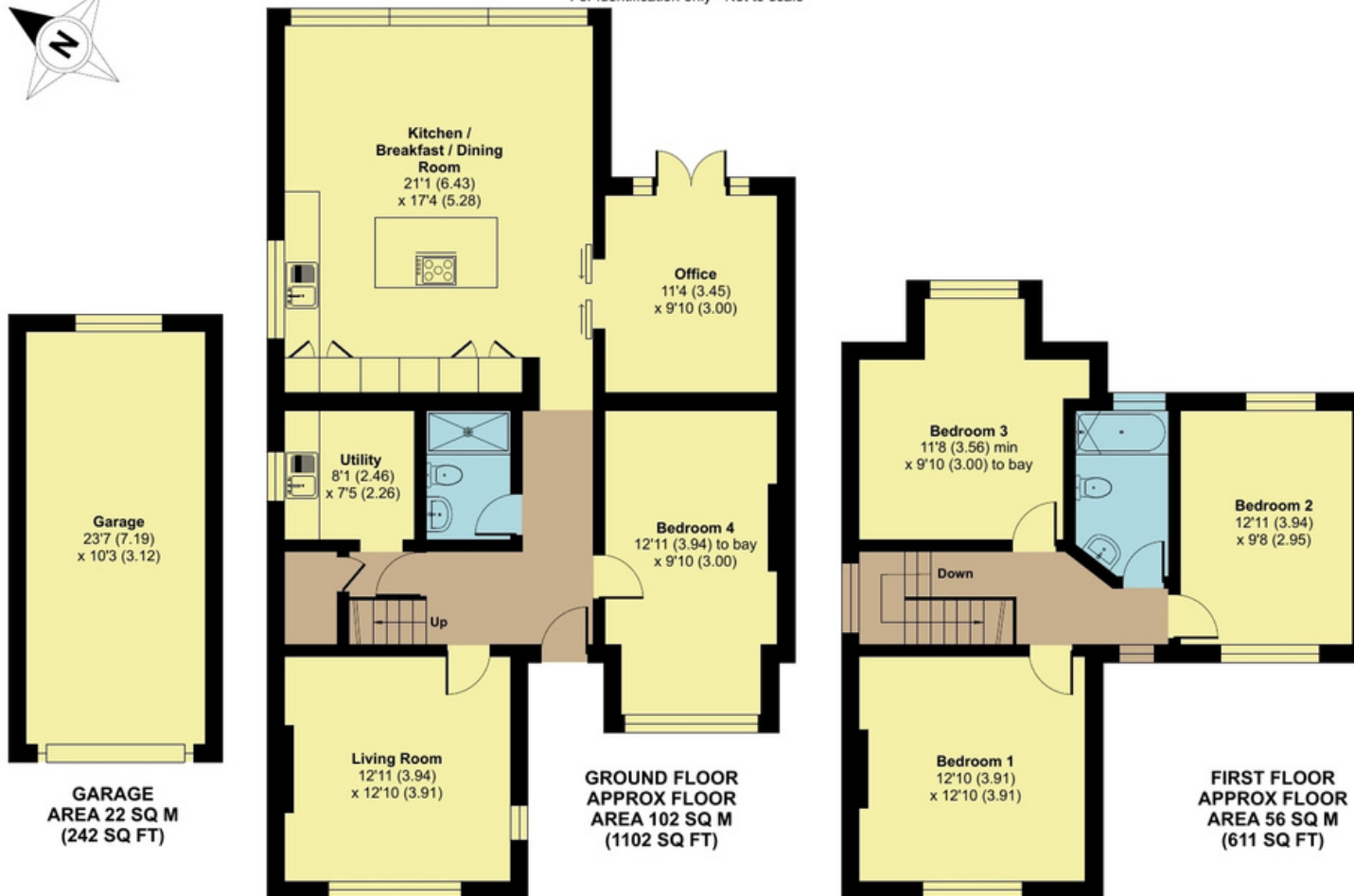
Rawdon Road is a prime address and sought after location within this North Leeds locale. Being close to Hall Park and New Road Side whilst offering easy access to the Horsforth schools and amenities, Horsforth and Kirkstall Forge train station are just a few minutes drive away where you will find quick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

- Horsforth Train Station - 1.34 miles
- Leeds Bradford Airport - 2.30 miles
- Horsforth High School - 0.79 miles
- Leeds Trinity University - 0.87 miles
- West End Primary - 0.29 miles
- St Margarets Primary - 0.77 miles
- Morrisons - 0.70 miles
- Hall Park - 0.35 miles
- River Aire - 0.69 miles
- Horsforth Golf Course - 1.30 miles

# Rawdon Road, Horsforth, Leeds, LS18

Approximate Area = 1955 sq ft / 181 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Hunters Property Group. REF: 940736

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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.