



**Meadowside New York Lane, Rawdon Leeds LS19 6JJ**

**welcome to**

**Meadowside New York Lane, Rawdon Leeds**

A four bedroom detached family home, nicely presented throughout with spacious and versatile living accommodation. The property boasts front and rear gardens overlooking uninterrupted countryside views and a double garage. This is a great property and is being offered with no onward chain.



### **Entrance Hall**

Enter from the side into the hallway with laminate flooring, a uPVC double glazed window to the side, radiator and stairs leading to the first floor.

### **Guest Wc**

Part tiled with a wc, wash hand basin set in a vanity unit and an extractor fan.

### **Lounge**

21' 2" x 11' 5" ( 6.45m x 3.48m )

A spacious, bright and airy room having a feature gas fireplace, laminate flooring, two radiators, a uPVC double glazed window and patio doors to the rear leading out onto a decked area and boasting countryside views.

### **Dining Room**

14' 3" Into bay x 11' 1" ( 4.34m Into bay x 3.38m )

A lovely bright room perfect for more formal dining and entertaining, with carpet flooring, radiator and a uPVC double glazed bay window to the front boasting beautiful countryside views.

### **Kitchen**

9' 9" x 9' 6" ( 2.97m x 2.90m )

A well presented kitchen offering a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with a tiled splashback. Integrated appliances include an electric oven, dishwasher and fridge freezer. The room benefits from vinyl flooring, radiator and dual aspect uPVC double glazed windows to the side and front.

### **Music Room**

18' 2" x 6' 9" ( 5.54m x 2.06m )

A versatile room with laminate flooring, radiator, useful storage cupboards, a uPVC double glazed window and door to the rear. There is a spiral staircase which leads to a mezzanine.

### **Study**

Accessed via a spiral staircase off the music room, currently used as a study with laminate flooring, radiator and a wooden skylight.

### **Utility Room**

6' 11" x 6' 10" ( 2.11m x 2.08m )

With wall and base units, sink, drainer, plumbing and spaces for a washing machine and dryer. The boiler is housed in here and there is a uPVC double glazed window to the front.

### **Landing**

The stairs rise from the hallway onto the carpeted landing with doors to four bedrooms, bathroom and access to the loft via pull down ladders. The loft is part boarded, insulated and has light.

### **Bedroom One**

16' 3" x 11' 11" ( 4.95m x 3.63m )

A spacious double bedroom positioned to the front elevation with carpet flooring, built in cupboard, radiator and a uPVC double glazed window boasting beautiful countryside views. The room also has a shower cubicle and wash hand basin.

### **Bedroom Two**

11' 11" x 11' 6" ( 3.63m x 3.51m )

A good size double bedroom positioned to the rear elevation with carpet flooring, radiator, pedestal wash hand basin and a uPVC double glazed window.

### **Bedroom Three**

9' 10" x 8' 9" ( 3.00m x 2.67m )

A double bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window overlooking countryside views.

### **Bedroom Four**

8' 10" x 8' 5" ( 2.69m x 2.57m )

A spacious single bedroom positioned to the rear elevation with laminate flooring, radiator and a uPVC double glazed window.

### **Bathroom**

A modern bathroom with fully tiled walls and fitted with a four piece suite comprising of a bath, shower cubicle, wash hand basin set in a vanity unit, wc, chrome heated towel rail and a uPVC double glazed

window to the side.

### **Outside**

To the front of the property there is a low maintenance pebbled garden and a driveway to the side providing off street parking. To the rear there is a private garden mostly laid to lawn and overlooking beautiful countryside views. A raised decked seating area leads off the lounge and also has the beautiful far reaching views.

### **Double Garage**

A double detached garage great for storage or secure parking.



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## Meadside New York Lane, Rawdon Leeds

- Detached Family House
- Four Good Size Bedrooms
- Spacious & Versatile Living Accommodation
- Boasting Beautiful Countryside Views
- Double Garage

Tenure: Freehold EPC Rating: D

offers over

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA106541 - 0007

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