



Henley View, Rawdon Leeds LS19 6DR

welcome to

Henley View, Rawdon Leeds

A charming three-bedroom end-terrace cottage situated in the desirable Rawdon Village. Beautifully presented throughout, it offers well-proportioned rooms, a contemporary kitchen, a modern bathroom, and a private rear garden. The property also boasts stunning, far-reaching views across the valley.



Rawdon

Rawdon Village is located approximately 7 miles from Leeds City Centre. The village offers a variety of shops, bars, cafes, and restaurants. Nearby Yeadon, accessible by a short drive or bus ride, provides an even wider range of amenities. Regular bus services and the nearby Apperley Bridge Train Station, which connects to Leeds, Bradford, and surrounding areas, make commuting convenient. Rawdon falls within the catchment area of several well-regarded primary and secondary schools, making it ideal for families. The prestigious Woodhouse Grove School is also just a short drive away. Rawdon Billing offers beautiful countryside walks and ample green space, while the Rawdon Model Boat Club is a hidden gem.

Entrance Hall

Enter from the front into the hallway with a tiled floor and stairs leading to the first floor.

Lounge

16' 5" Max x 9' 6" Max (5.00m Max x 2.90m Max)

A bright and airy room having a feature exposed brick fireplace with a log burner and wooden lintel, the real central focal point of the room and an exposed wood beam. Dual aspect windows to the front and rear allow a good amount of natural light to flow through.

Kitchen/Diner

16' 6" Max x 12' Max (5.03m Max x 3.66m Max)

A fabulous room and the real hub of this family home. This well presented, contemporary kitchen offers a good range of wall and base units with work surfaces incorporating a Belfast sink and gas hob with extractor fan above and a tiled splashback. Integrated appliances include a double oven, fridge freezer, dishwasher and there is space for a washing machine. A central island provides further work surface and storage. The dining area is full of character having a log burner in an exposed stone fireplace with timber surround and there is an exposed wooden beam continuing from the kitchen. This is a great entertaining space with ample room for a table and chairs. Dual aspect windows let the

natural light flow through keeping the room bright and airy.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms and bathroom.

Bedroom One

11' 3" Max x 9' 10" Max (3.43m Max x 3.00m Max)

A double bedroom positioned to the rear elevation with fitted wardrobes and feature exposed wooden beam.

Bedroom Two

9' 10" Max x 9' Max (3.00m Max x 2.74m Max)

A double bedroom positioned to the rear elevation with fitted wardrobes and a feature exposed wooden beam.

Bedroom Three

10' Max x 4' 8" Max (3.05m Max x 1.42m Max)

A good size single bedroom positioned to the front elevation. A versatile room that could be used as a home office depending on the buyers needs.

Bathroom

A modern and stylish bathroom fitted with a four piece suite comprising of a free standing bath with central mixer tap, wash hand basin with vanity storage, wc and tiled shower cubicle.

Outside

To the front of the property there is a pretty, low maintenance courtyard and to the rear, a private, predominantly South facing garden with a paved seating area and lawn beyond boasting far reaching views across the valley.



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Henley View, Rawdon Leeds

- CHARACTERFUL COTTAGE
- CONTEMPORARY KITCHEN & BATHROOM
- THREE BEDROOMS
- FAR REACHING VIEWS
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106546 - 0003

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk