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15 Micklefield Lane, Rawdon, Leeds, LS19 6AZ

Price £479,950

Property Images



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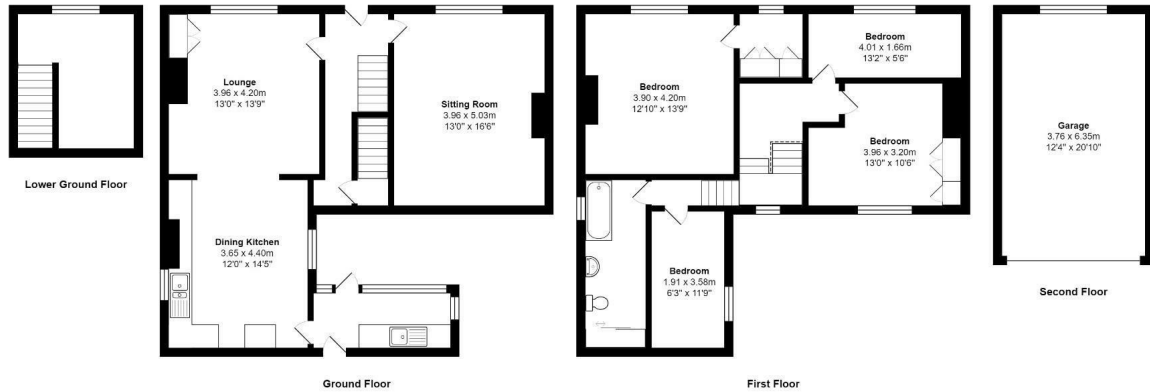
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Total Area: 132.1 m² ... 1422 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

EPC

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

Map



Details

Type: Character Property Beds: 4 Bathrooms: 1 Receptions: 2
 Tenure: Freehold

Nestled within the esteemed enclave of 'Little London' in Rawdon, this enchanting double-fronted stone cottage invites you to step into a living testament of history and charm.

Upon entering, an inviting hallway sets the tone, featuring an attractive staircase adorned with a classic balustrade that beckons you further into the heart of this abode. The accommodation unfolds with a thoughtful layout, encompassing a cozy sitting room, a warm living room, and a dining kitchen that serves as the heart of the home. A utility room adds practicality to the mix, while a cellar provides valuable storage space, seamlessly blending modern convenience with the timeless character of the property.

Ascend the staircase to the first floor, where the master bedroom awaits, complete with a charming dressing area. Three additional bedrooms offer flexibility and space, all complemented by a modern house bathroom that seamlessly marries style and function.

Beyond the walls, the external spaces are equally inviting. A lawned garden graces the front, providing a tranquil retreat framed by the timeless allure of the stone façade. To the rear, a courtyard beckons. A detached garage / workshop and driveway complete the ensemble, providing both practicality and convenience.

Strategically positioned, this property offers easy access to an array of local amenities, ensuring a lifestyle of convenience. Micklefield Park, Apperley Bridge train station, and a selection of highly regarded primary and secondary schools are all within reach, adding to the desirability of this address.

Features

• SOUGHT AFTER LITTLE LONDON LOCATION • DOUBLE FRONTED COTTAGE • CHARMING, CHARACTERFUL FEATURES THROUGHOUT • CLOSE TO PARK, AMENITIES AND TRAIN STATION • USEFUL CELLAR • DETACHED GARAGE / WORKSHOP AND DRIVEWAY • PLEASANT OUTLOOK TO FRONT • THREE LARGE RECEPTION ROOMS • HUNTERS 360 TOUR AVAILABLE BY REQUEST • EPC RATING = TBC