

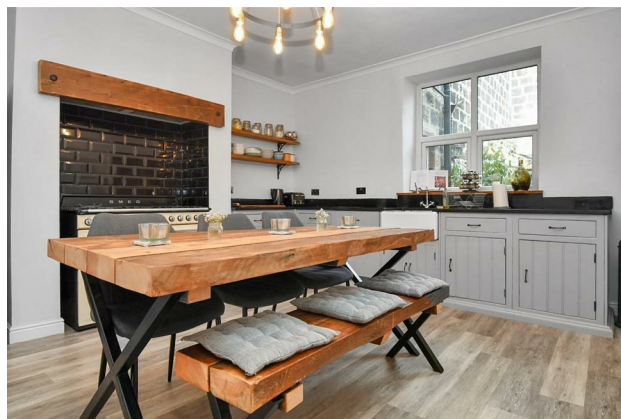
HUNTERS®

HERE TO GET *you* THERE

34 Micklefield Lane, Rawdon, Leeds, LS19 6AZ

Price £449,950

Property Images



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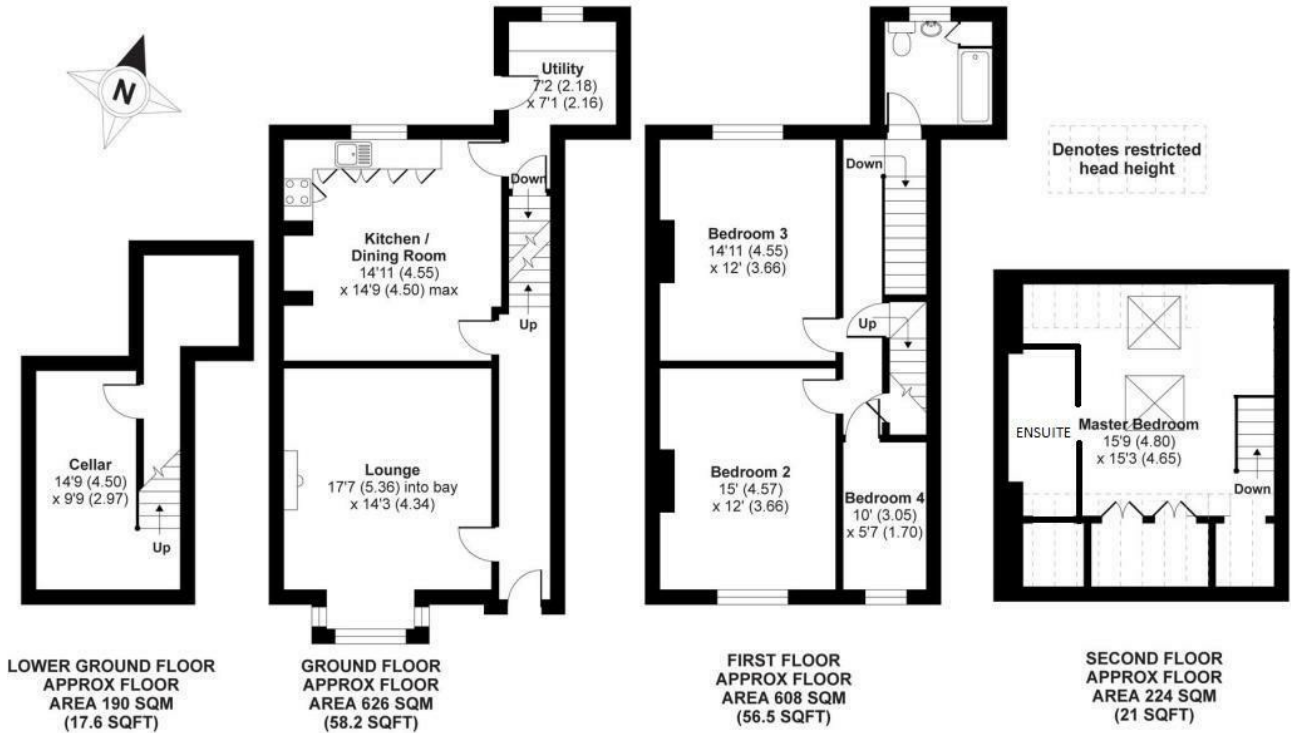
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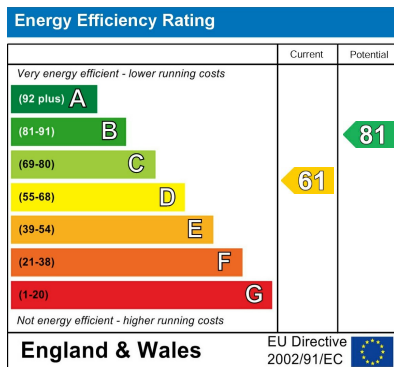


APPROX. GROSS INTERNAL FLOOR AREA 1648 SQ FT 153 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC



Map



Details

Type: House - Terraced Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

An absolutely stunning period property which benefits from characterful features throughout, a warm homely feel and spacious accommodation over four floors. Situated close to the picturesque Micklefield Park and a wide range of schools and amenities the property is sure to make the ideal family home. Having undergone extensive renovation and refurbishment over recent years and must be viewed to fully appreciate.

Accommodation which is extensive briefly consists of an entrance hall with grand entrance door and Karndean flooring, lounge a continuation of the Karndean floor and bay mullioned, sash windows and attractive fire. The dining kitchen is a beautiful room with Indian Rosewood units, granite work tops and space for a large dining table. Completing the ground floor is the utility room with access out to the rear garden and basement level. The cellar consists of two spacious rooms (one of which has a vaulted ceiling) which provide useful storage space and also offer potential for a conversion as others on the street have done.

To the first floor can be found bedrooms two and three both of which are comfortable doubles, bedroom four and a traditional house bathroom with chrome rain power shower. The master bedroom occupies the second floor along with the ensuite consisting of a step in shower, wash-hand basin & WC - with exposed beams and eaves storage this is a fantastic space.

Externally there is an enclosed garden to the front which benefits from a southerly aspect and a shared garden to the rear with private parking and electric car charging point. The property also benefits from gas heating and double glazing and is close to local amenities, local transport to both Leeds, Bradford & Harrogate and very easy access to both Apperley Bridge train station and Leeds Bradford Airport.

For a property of such stature Hunters would urge any interested party to call the office to arrange an internal inspection.

Features

- DATES BACK TO 1869 • CHARACTERFUL FEATURES THROUGHOUT • CLOSE TO MICKLEFIELD PARK • BESPOKE DINING KITCHEN • RECENTLY REFURBISHED • OVER FOUR FLOORS • IDEAL FAMILY HOME • OFF ROAD PARKING TO REAR • EPC RATING = D / NO CHAIN • STUNNING PERIOD PROPERTY