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12 Cragg Terrace, Rawdon, Leeds, LS19 6LF

Asking Price £324,950

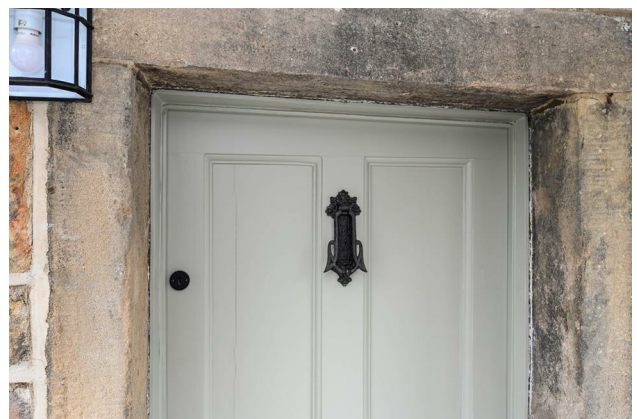
Property Images



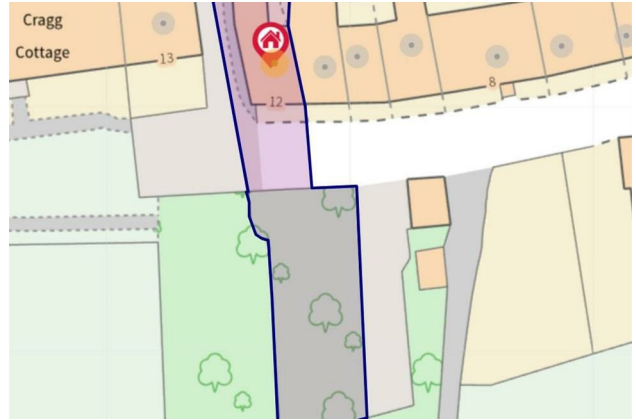
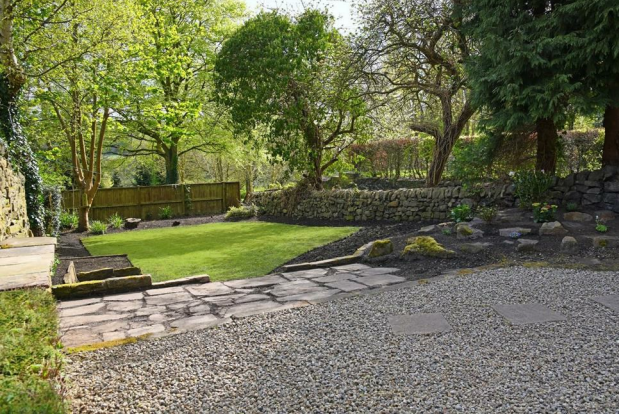
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 32.5 m² FLOOR 2 33.9 m²
TOTAL : 66.4 m²

© EPC AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: Cottage Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Nestled within the picturesque Cragg Wood Conservation area of Rawdon, a rare gem awaits your discovery. Behold this beautifully refurbished stone cottage, a testament to timeless charm and modern luxury. With meticulous attention to detail, this two-bedroom haven epitomizes sophistication and tranquility, offering an unparalleled living experience.

Positioned at the end of a serene lane, framed by woodland vistas and mullioned windows, this cottage is a sanctuary of peace, yet within easy reach of all conveniences. Imagine waking up to the gentle rustle of leaves and the melody of birdsong, while being mere moments away from excellent amenities, esteemed schools, and seamless transportation links.

As you step through the entrance porch, a sense of enchantment envelops you. The spacious lounge beckons, adorned with exposed stone walls and a majestic stone staircase leading to the first floor. Ample dining space seamlessly transitions into the heart of the home: a bespoke kitchen that exudes elegance and functionality. Prepare to be captivated by the allure of quartz worksurfaces, designer mirrored splashbacks, and impeccable craftsmanship that elevates everyday living to an art form.

Ascending the staircase, two generously proportioned double bedrooms await, each offering a haven of serenity. The Principal bedroom boasts breathtaking views, inviting you to unwind in its luxurious embrace. The opulent house bathroom, adorned with bespoke fixtures and exquisite finishes, promises indulgent moments of relaxation.

Beyond the threshold lies a realm of outdoor splendor. A lawned garden, enveloped by stone wall boundaries, beckons for moments of leisure and alfresco dining. A gravelled area adds rustic charm, while open fields and woodland provide a picturesque backdrop to your idyllic retreat.

Kerb appeal abounds, with the cottage exuding a timeless allure enhanced by its exposed beams, stone walls, and traditional mullioned windows. The front garden, expansive and inviting, presents an opportunity for customisation, with potential to create two off-street parking spaces, subject to planning permission.

Nestled within the coveted Cragg Wood Conservation area, this property enjoys a privileged location where nature and modernity harmonize effortlessly. Immerse yourself in woodland walks just beyond your doorstep, while relishing the proximity to local amenities and a nearby train station, facilitating seamless connectivity to urban hubs.

Features

- CRAGG WOOD CONSERVATION AREA • REFURBISHED STONE COTTAGE • ENCLOSED GARDEN • STONE MULLIONED WINDOWS • BESPOKE KITCHEN AND BATHROOM • PERIOD FEATURES THROUGHOUT