

HUNTERS®

HERE TO GET *you* THERE

13 Micklefield Lane, Rawdon, Leeds, LS19 6AZ

Asking Price £349,950

Property Images



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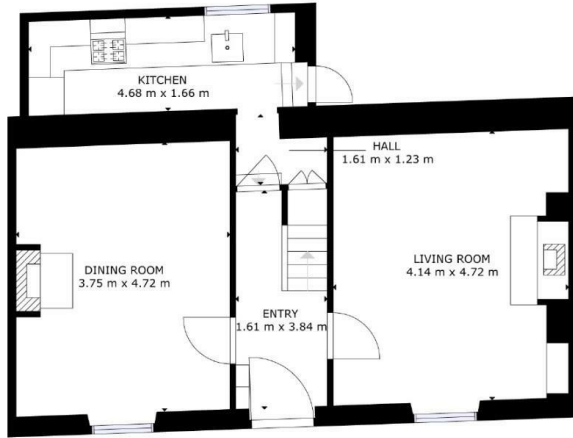
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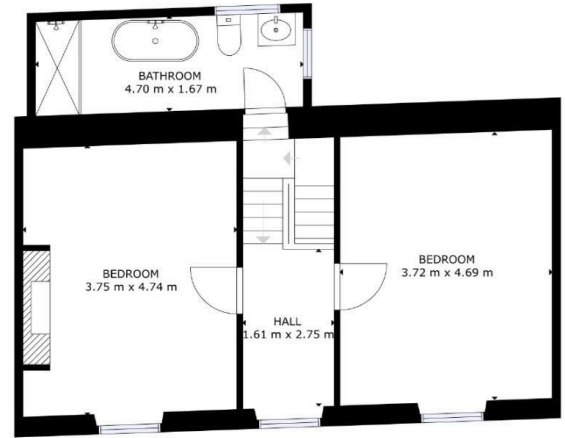


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 57 m², FLOOR 2: 55 m²
 TOTAL: 112 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This charming double-fronted stone cottage presents a perfect blend of period character and contemporary living, offering a truly inviting home in the highly sought-after semi-rural village of Rawdon. With two spacious double bedrooms, this beautifully maintained terraced property is ready for immediate occupancy and provides an abundance of features that are sure to captivate potential buyers.

Upon entering, the spacious and welcoming hallway, adorned with traditional stripped timber doors, sets the tone for the rest of the home. The stunning lounge is a highlight, featuring a gorgeous stone fireplace and wall, complete with a timber lintel that houses a cast iron wood-burning stove—perfect for cozy evenings. Adjacent to the lounge, the versatile dining room or family room boasts exposed stone walls, a fireplace, and exposed stripped floorboards, offering a perfect space for entertaining or family gatherings. The recently fitted kitchen is fully equipped and designed to meet modern needs while maintaining the cottage's character.

Upstairs, the landing, currently utilised as a study area, leads to two generously sized double bedrooms, each exuding period charm. The master bedroom features a striking cast iron fireplace. The luxurious house bathroom is a standout, featuring a freestanding roll-top bath, a large double walk-in shower, a contemporary basin set on a glass plinth with storage beneath, and a WC.

Outside, the property offers a delightful paved area at the rear with space for potted plants. The front garden, enclosed by hedging, includes a lawn, a wide paved area, and a log store, providing a perfect space for outdoor relaxation. Located close to excellent amenities, highly regarded schools, and transport links, this cottage is ideal for those seeking a blend of rural tranquility and modern convenience.

Features

- PERIOD FEATURES THROUGHOUT • DOUBLE FRONT STONE COTTAGE • LITTLE LONDON CONSERVATION AREA • ENCLOSED GARDEN TO FRONT • CLOSE TO MICKLEFIELD PARK • MODERN KITCHEN • LARGE FOUR PIECE BATHROOM WITH ROLL TOP BATH • HUNTERS 360 TOUR