

HUNTERS®

HERE TO GET *you* THERE

8 Lombard Street, Rawdon, Leeds, LS19 6BW

Asking Price £309,950

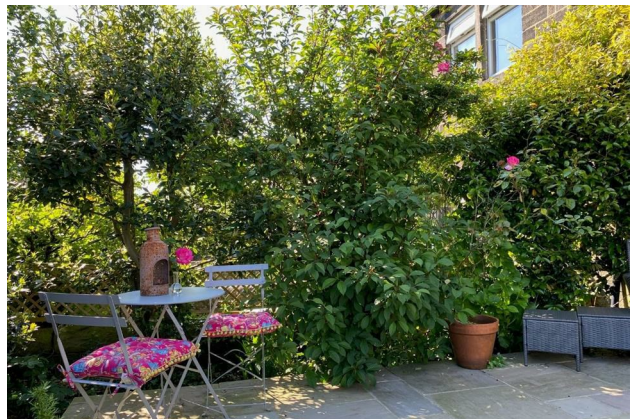
Property Images



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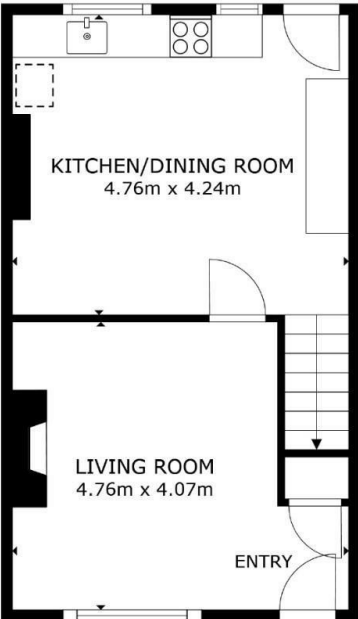
Property Images



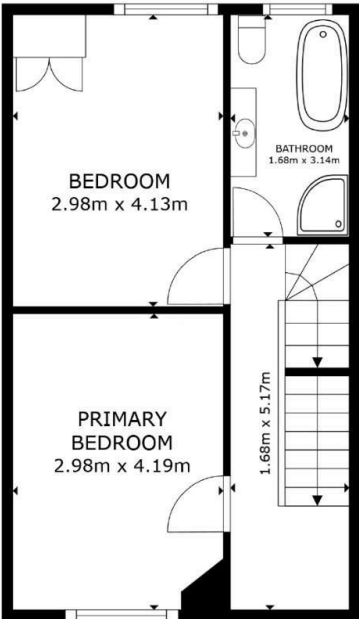
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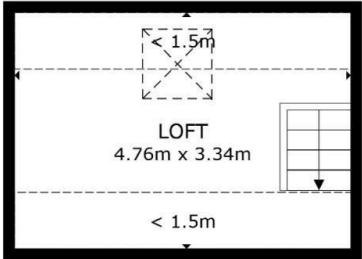
Property Images



FLOOR 1



FLOOR 2

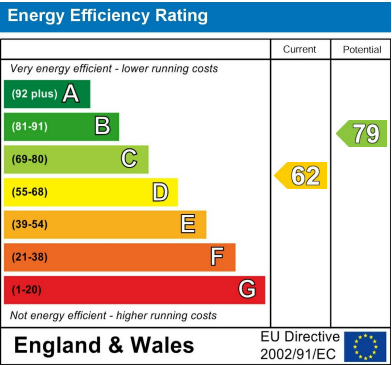


FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 40.1 sq.m. FLOOR 2 40.1 sq.m. FLOOR 3 8.3 sq.m.
EXCLUDED AREAS : REDUCED HEADROOM 7.6 sq.m.
TOTAL : 88.4 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC



Map



Details

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

Summary

This charming south-facing period cottage on Lombard Street is a beautifully presented home that seamlessly blends character and contemporary style. Offering two double bedrooms, the property is ideal for a range of buyers, from first-time purchasers to downsizers seeking a peaceful yet accessible location. The accommodation features a generously proportioned sitting room, a spacious dining kitchen, and a useful cellar for storage. Additionally, the loft room provides further flexible space, suitable as a hobby room or additional storage, although the head height is limited.

Over recent years, the property has been tastefully improved, resulting in a stylish and comfortable home. The delightful cottage-style garden at the front benefits from a sunny south-facing aspect, providing a lovely outdoor retreat. At the rear, there is an allocated parking space, adding to the property's practicality.

Situated within the Little London Conservation Area in Rawdon, the location combines tranquillity with convenience. Local amenities include a butcher's shop, a bakery, a charming gift and furniture shop, several coffee shops, and a restaurant, ensuring that daily needs and leisure pursuits are well catered for. The property also enjoys proximity to the nearby towns of Yeadon, Otley, and Guiseley, offering further amenities and transport links.

For commuters, Rawdon is served by a range of bus services and is close to Apperley Bridge train station, providing frequent services into nearby cities. Micklefield Park, with its playgrounds, skate park, basketball, and tennis courts, is just a short walk away. Outdoor enthusiasts will appreciate the surrounding countryside, which offers excellent opportunities for walking and other rural activities, as well as the nearby Rawdon Golf and Tennis Club. This property offers a perfect combination of period charm, modern living, and an enviable location.

Features

- SOUGHT AFTER LITTLE LONDON CONSERVATION AREA • CHARMING, CHARACTERFUL COTTAGE • WELL PROPORTIONED ROOMS • USEFUL CELLAR • LOFT ROOM VIA FIXED STAIRCASE • HUNTERS 360 TOUR • PARKING • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • DINING KITCHEN • CLOSE TO SHOPS AND TRAIN STATION