

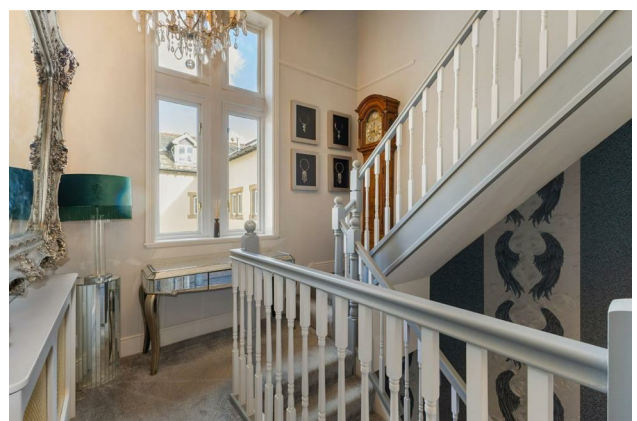
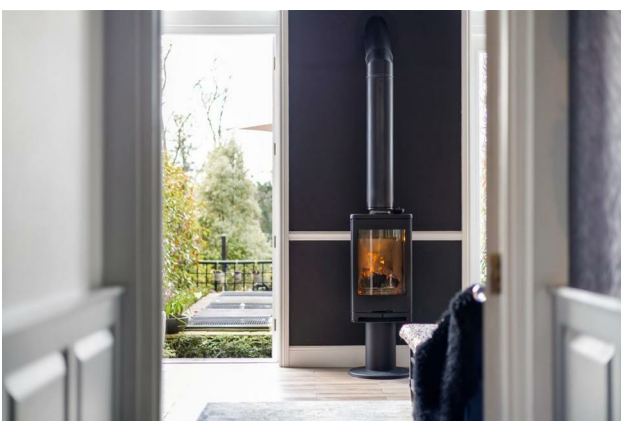
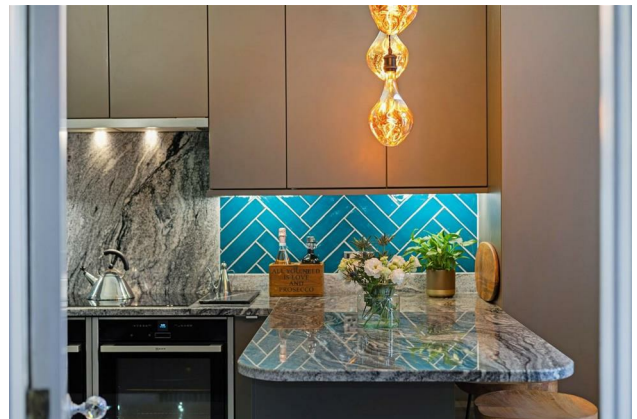
HUNTERS®

EXCLUSIVE

8 Snaith Wood Drive, Rawdon, Leeds, LS19 6SZ

Asking Price £750,000

Property Images



HUNTERS[®]

EXCLUSIVE

Property Images



HUNTERS[®]

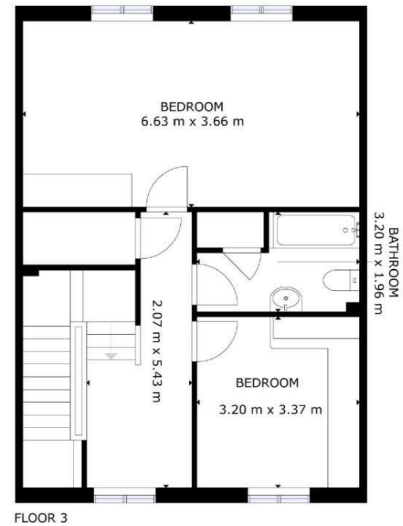
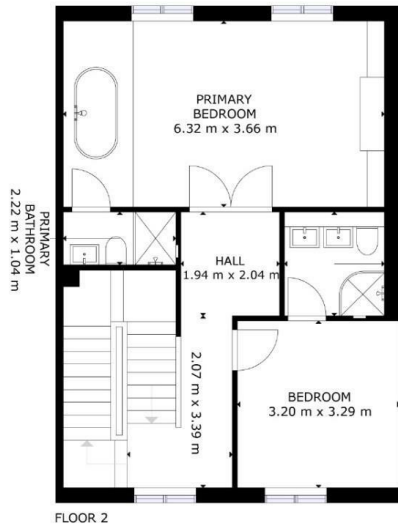
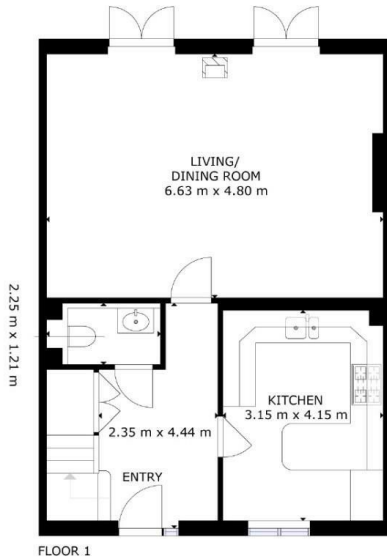
EXCLUSIVE

Property Images



HUNTERS®

EXCLUSIVE



GROSS INTERNAL AREA
FLOOR 1: 61 m², FLOOR 2: 59 m², FLOOR 3: 50 m²
TOTAL: 170 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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: House Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

This imposing four-bedroom residence is a truly impressive home, forming part of an elegant conversion set within approximately ten acres of beautifully maintained communal grounds. Situated in a highly sought-after and exclusive location, the property enjoys a peaceful and idyllic setting while offering excellent convenience for commuters travelling to Leeds or Bradford. Nestled within a local conservation area, it adjoins the stunning Craggwood and surrounding greenbelt, providing a unique balance of privacy, tranquility, and accessibility.

Upon arrival, entering through a courtyard the grandeur of this home is immediately apparent, with its striking façade and thoughtfully landscaped surroundings. Once inside, the property continues to impress with its generously proportioned accommodation set across three floors, seamlessly blending contemporary design with classic architectural features. The interior is styled with a modern, neutral, and minimalist aesthetic, enhanced by high ceilings, ornate ceiling cornices, dado rails, and picture rails that add a sense of grandeur and character throughout.

The ground floor welcomes you into a hallway with underfloor heating and attractive staircase. This leads onto a magnificent lounge and dining room a truly expansive space measuring over 21 feet in length with a continuation of the underfloor heating, a Contura log burning stove and a concealed remote controlled TV cabinet. This elegant area is bathed in natural light, thanks to two sets of full-length French doors with windows above, which open directly onto a superb patio and the private rear garden. The spacious and stylish nature of this room makes it perfect for both relaxing and entertaining. The well-appointed kitchen is fitted with an extensive range of sleek modern units complemented by stylish granite work surfaces. A selection of high-quality integrated appliances ensures convenience, including an induction hob, wine cooler, integrated fridge / freezer, double Neff ovens with hide and slide doors and an integrated dishwasher. The ground floor also features a stylishly appointed cloakroom/WC, offering a practical and attractive space for guests again with underfloor heating.

Ascending the grand staircase to the first floor, the master bedroom is nothing short of spectacular. Large windows frame breathtaking views across the valley, while the room itself is beautifully finished with a range of quality 'Tom Maxwell' bespoke fitted wardrobes, ornate cast iron radiator, a free-standing Lapidia bath adds a luxurious touch, creating a true retreat within the home. The en-suite bathroom is equally stylish, boasting a contemporary fully tiled shower room with sink, WC and underfloor heating. A second generously sized double bedroom can also be found on this floor, benefiting from tall windows that allow an abundance of natural light to fill the space and an ensuite with tiled shower cubicle and heated mirror with concealed cabinet.

Continuing to the second floor. There is a study area to the landing with fitted bookcase and shelving. There is also a really useful drying cupboard. Also to this floor are two additional spacious bedrooms, both with unique architectural character due to the charming rooflines. One of these rooms is currently designed as a home office, featuring high-quality solid oak furniture, drawers, and glass-fronted storage units, making it an ideal workspace. A further contemporary bathroom completes this level, fitted with a stylish white suite and benefiting from additional built-in storage space.

The outdoor areas are equally as impressive as the interior. To the front, a covered stone-flagged walkway leads through a communal courtyard area, which is beautifully maintained with paved sections, mature planting, and external lighting. At the rear, an expansive stone-flagged patio provides the perfect spot for outdoor dining and entertaining, while an attractive decked area leads down to a well stocked garden, revealing a private area enclosed by Yew planting featuring a wood fired hot tub. There are two water rills with fountains, an outside patio / sitting area and steps to a decked area with storage underneath. The space is enclosed by timber fencing for privacy and is further enhanced by a charming summer house with bi folding doors, which offers a versatile additional space. The garden is well established with Alliums, Foxgloves, Wisteria and Passion Flower.

The property benefits from a communal parking area and a double en-block garage with an up-and-over door, ensuring ample space for vehicles. The location is truly exceptional, accessed via a private road, offering the perfect blend of countryside seclusion and city convenience. Despite its peaceful setting, the home is within easy reach of the vibrant villages of Rawdon, Yeadon, Horsforth, and Guiseley, where a range of shops, supermarkets, restaurants, and pubs can be found. Excellent schooling options cater for all ages, and the area is well connected by transport links, with train stations at Apperley Bridge, Horsforth and Guiseley, as well as Leeds Bradford Airport just a short drive away. For those who enjoy the outdoors, there are plenty of scenic woodland and countryside walks available right from the doorstep.

This outstanding property is a rare opportunity to acquire a home of such substantial proportions in such a desirable location. Offering an exquisite combination of modern luxury, period charm, and beautiful surroundings, it is a must-see for discerning buyers seeking something truly special.

Cragg Wood Fees apply.

Features

• PRIVATE WOODLAND LOCATION WITHIN CRAGG WOOD CONSERVATION AREA • A HUGELY IMPRESSIVE TOWNHOUSE • HIGH SPECIFICATION • FOUR LARGE BEDROOMS AND ENSUITE • DOUBLE GARAGE AND PARKING FOR SEVERAL CARS • PRESTIGIOUS AND SOUGHT AFTER LOCATION • CLOSE TO WOODHOUSE GROVE AND TRAIN STATION • SUMMER HOUSE AND SCANDINAVIAN STYLE HOT TUB • HUNTERS 360 TOUR • SET OVER THREE FLOORS / LARGE LANDSCAPED GROUNDS