



Mawcroft Close, Rawdon Leeds LS19 6DG

welcome to

Mawcroft Close, Rawdon Leeds

A beautifully presented semi-detached home full of CHARACTER, situated in a highly sought-after location and seamlessly combining PERIOD CHARM with modern style. Offering generous living space with multiple reception rooms, FIVE DOUBLE bedrooms, and four bathrooms.



Rawdon

Rawdon is located approximately 7 miles from Leeds City Centre. The village offers a variety of shops, bars, cafes, and restaurants. Nearby Yeadon, accessible by a short drive or bus ride, provides an even wider range of amenities. Regular bus services and the nearby Apperley Bridge Train Station, which connects to Leeds, Bradford, and surrounding areas, make commuting convenient. Rawdon falls within the catchment area of several well-regarded primary and secondary schools, making it ideal for families. The prestigious Woodhouse Grove School is also just a short drive away. Rawdon Billing offers beautiful countryside walks and ample green space, while the Rawdon Model Boat Club is a hidden gem.

Entrance Hall

Enter into the welcoming hallway which really sets the tone for the rest of the house, with access to the downstairs wc, utility room and stairs leading to the first floor.

Lounge

16' 11" Max x 12' Max (5.16m Max x 3.66m Max)
A bright and airy room with dual aspect windows allowing a good amount of natural light to flow through.

Living Room

18' 8" Max x 18' 4" Max (5.69m Max x 5.59m Max)
Such a spacious room, tastefully decorated with fully glazed patio doors opening to the beautiful garden.

Kitchen

14' 2" Max x 12' 8" Max (4.32m Max x 3.86m Max)
A beautiful kitchen with a real country cottage feel and the real hub of this family home. The kitchen offers a good range of wall and base units with work surfaces incorporating a Belfast sink and drainer. A large range oven sits neatly into the recess and really is the focal point in the room. Additionally there are integrated appliances including a dishwasher and fridge freezer. A central island complements the units providing space for casual dining, and fully glazed patio doors open up to the garden.

Dining Room

12' 11" Max x 11' 10" Max (3.94m Max x 3.61m Max)
A lovely addition to this family home creating extra living accommodation. Open to the kitchen with two skylights and bi-fold doors allowing a good amount of natural light to flow through.

Study

18' Max x 6' 9" Max (5.49m Max x 2.06m Max)
A great space perfect for someone working from home in these modern times with a storage cupboard.

Utility Room

A separate utility room has a sink and drainer, plumbing for a washing machine, dryer and houses the boiler.

Downstairs Wc

Always useful to have in a busy family home, fully tiled with a wc and wall mounted wash hand basin.

Master Suite

22' Max x 12' 11" Max (6.71m Max x 3.94m Max)
A fabulous and spacious room positioned to the front elevation with fitted wardrobes providing storage, access to en suite facilities, dual aspect windows and a skylight flooding the room with natural light.

En Suite

A modern en suite comprising a large walk in shower, wash hand basin and wc.

Bedroom Two

15' Into wardrobes x 12' 10" Max (4.57m Into wardrobes x 3.91m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes providing storage space and access to en suite facilities.

En Suite

A modern en suite comprising a walk in shower, wc, wash hand basin and chrome heated towel rail.

Bedroom Three

13' 9" Max x 9' 9" Max (4.19m Max x 2.97m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture and access to a Jack and Jill en suite.

Bedroom Four

12' 11" Max x 12' 7" Max (3.94m Max x 3.84m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture and access to a Jack and Jill en suite.

Jack & Jill En Suite

Nicely presented with a walk in shower, wash hand basin and chrome heated towel rail.

Bedroom Five

12' 6" Max x 7' 2" Max (3.81m Max x 2.18m Max)
This bedroom is on two floors with the sleeping area on a mezzanine level and dressing space below with fitted wardrobes. (Sleeping Area: 10'6"x8'7" with limited head height and storage cupboard)

Bathroom

Part tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin and wc.

Outside

Enter the grounds through remote controlled gates to a private driveway and detached garage. Beyond the drive and nestled discreetly behind hedges is a good size lawn and a Yorkshire stone paved seating area providing a great entertaining space.

Garage

A single detached garage with an electric door, light, power and a side access door.



view this property online williamhbrown.co.uk/Property/YEA106958



welcome to

Mawcroft Close, Rawdon Leeds

- BEAUTIFUL CHARACTERFUL HOUSE
- FIVE DOUBLE BEDROOMS
- MULTIPLE RECEPTION ROOMS
- FOUR BATHROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£700,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106958](https://www.williamhbrown.co.uk/Property/YEA106958)



Property Ref:
YEA106958 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)