

Ornella's Estates

PROUDLY INDEPENDENT



Fern Lea Intake Lane

Rawdon, Leeds, LS19 6PY

Price £389,950



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INTRODUCTION

A Beautiful Traditional Family Home in the Highly Sought-After Upper Rawdon Village

Set in the heart of the highly sought-after Upper Rawdon Village, this beautiful traditional semi-detached family home is a true gem and is sure to appeal to a wide range of buyers.

Much loved and beautifully presented throughout, the property combines traditional charm with generous living space, creating a warm and welcoming home that is ready to move straight into. With an abundance of natural light, attractive features and a wonderful sense of space, this delightful property would be perfect for first-time buyers, growing families, those looking to upsize, or buyers seeking a more manageable home without compromising on space.

The location is particularly appealing, with many of the village's amenities within easy walking distance, including Rawdon Billing, the village bakery, local post office/off-licence, Emmott Arms and Rawdon Cricket Club. Local primary and secondary schools are also close by, making this an ideal choice for families.

The property briefly comprises an entrance hallway, spacious family lounge, lovely dining kitchen and rear hallway with useful understairs storage cupboard.

To the first floor are three well-proportioned bedrooms and a house bathroom, providing comfortable accommodation for family life.

Externally, the property enjoys excellent kerb appeal. To the front is a driveway providing ample off-street parking, alongside a beautifully maintained front garden filled with an attractive selection of flowers and established shrubbery.

A gated entrance leads to the side of the property, where there is a lovely barbecue and seating area, perfect for enjoying summer evenings and entertaining family and friends. This continues through to the privately enclosed rear garden, which features a patio seating area, lawn, established flowers and shrubbery, creating a peaceful and attractive outdoor space.

With its beautiful presentation, character, excellent location, generous accommodation and fantastic gardens, this much-loved family home offers a wonderful opportunity for its new owners.

A true hidden gem in Upper Rawdon — properties of this calibre and location rarely come to market and an early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

WHAT OUR VENDORS SAY

LOCATION

Rawdon Village

Rawdon is a much-loved and highly sought-after village, offering the perfect blend of traditional village character, beautiful countryside and excellent everyday amenities. Surrounded by rolling countryside, wooded hillsides and

scenic walking routes, Rawdon Billing is a particular highlight, with a network of local footpaths and wonderful far-reaching views across the Aire Valley — making it ideal for countryside walks, dog walking and enjoying the great outdoors.

The village is particularly appealing to families, with Rawdon Littlemoor Primary School, Rawdon St Peter's Church of England Primary School, Benton Park School and the highly regarded independent Woodhouse Grove School and Brontë House all within the wider local area. Woodhouse Grove provides education through to sixth form, while Brontë House caters for younger children.

There is also an excellent choice of places to eat, drink and socialise, with local favourites including The Stone Trough, The Emmott Arms, The Princess, The Turkaz Restaurant, 2 Sardi, The Tash Bar & Eatery, Croissant D'Or, Loft and SKN Eats, providing everything from relaxed coffees and lunches to dining, drinks and evenings out.

For everyday shopping, Gill's Rawdon provides a convenient local option, with larger supermarkets including Morrisons and Aldi in nearby Yeadon, together with a range of independent shops and village amenities.

The location is also exceptionally convenient for travel, with Leeds Bradford Airport approximately two miles away, while Leeds and Bradford city centres are both easily accessible. This wonderful combination of village charm, countryside, excellent schools, local amenities, dining options and superb transport links makes Rawdon a fantastic place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 5PY

APPROACH

As you approach this lovely home, one of the first things you would notice is that the majority of the properties on the street all have names. Offering great kerb appeal and comprising:

ENTRANCE HALL

As you enter this lovely home you immediately feel how welcoming and warm it is. Comprising composite entrance door to the front elevation. Single radiator. Stairs to first floor. Feature window to the side elevation. Door leading to:

SPACIOUS FAMILY LOUNGE

15'9" x 13'11" into recess (4.812 x 4.262 into recess)

Offering an abundance of natural light. Comprising Upvc double glazed windows to the front bay window. Coving to ceiling. Dado rail. Double radiator. Gas living flame fire with marble back and base. TV point.

MODERN FITTED DINING KITCHEN

12'9" x 10'0" (3.889 x 3.054)

This beautifully fitted kitchen comprises Upvc double glazed windows to the rear elevation overlooking the garden. A wide range of modern wall and base units with contemporary worksurfaces over. Point for double range with extractor fan over. Points for dishwasher and washing machine. Point for fridge freezer. Stainless steel sink. Valliant boiler. Part tiled walls.

Tel: 01943 661506

REAR ENTRANCE HALLWAY

Comprising Upvc double glazed door to rear. Upvc double glazed window to side elevation. Understairs storage room.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft. Doors leading to:

BEDROOM.1.

13'11" x 10'3" into recess (4.254 x 3.146 into recess)

A fabulous double bedroom comprising Upvc double glazed windows to the front elevation with long distant views over Rawdon Billing. Single radiator. Coving to ceiling.

BEDROOM.2.

10'0" x 7'10" chimney breast (3.058 x 2.403 chimney breast)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator. Fitted cupboard.

BEDROOM.3.

8'6" x 6'6" (2.611 x 1.993)

Comprising Upvc double glazed windows to the front and side elevations. Single radiator.

SEPERATE W.C.

6'1" x 2'2" (1.864 x 0.664)

Comprising Upvc double glazed window to the side elevation with long distant views. Fully tiled walls and floors.

HOUSE SHOWER ROOM

6'5" into recess x 4'6" (1.965 into recess x 1.375)

Comprising Walk in double shower, vanity unit with built in wash hand basin. Upvc double glazed window to the rear elevation. Inset spot lights. Extractor fan. Fully tiled walls and floors. Radiator.

OUTSIDE

DRIVEWAY AND FRONT GARDEN

To the front is a driveway providing ample off-street parking, alongside a beautifully maintained front garden filled with an attractive selection of flowers and established shrubbery.

SIDE AND REAR GARDEN

A gated entrance leads to the side of the property, where there is a lovely barbecue and seating area, perfect for enjoying summer evenings and entertaining family and friends. This continues through to the privately enclosed rear garden, which features a patio seating area, lawn, established flowers and shrubbery, creating a peaceful and attractive outdoor space.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



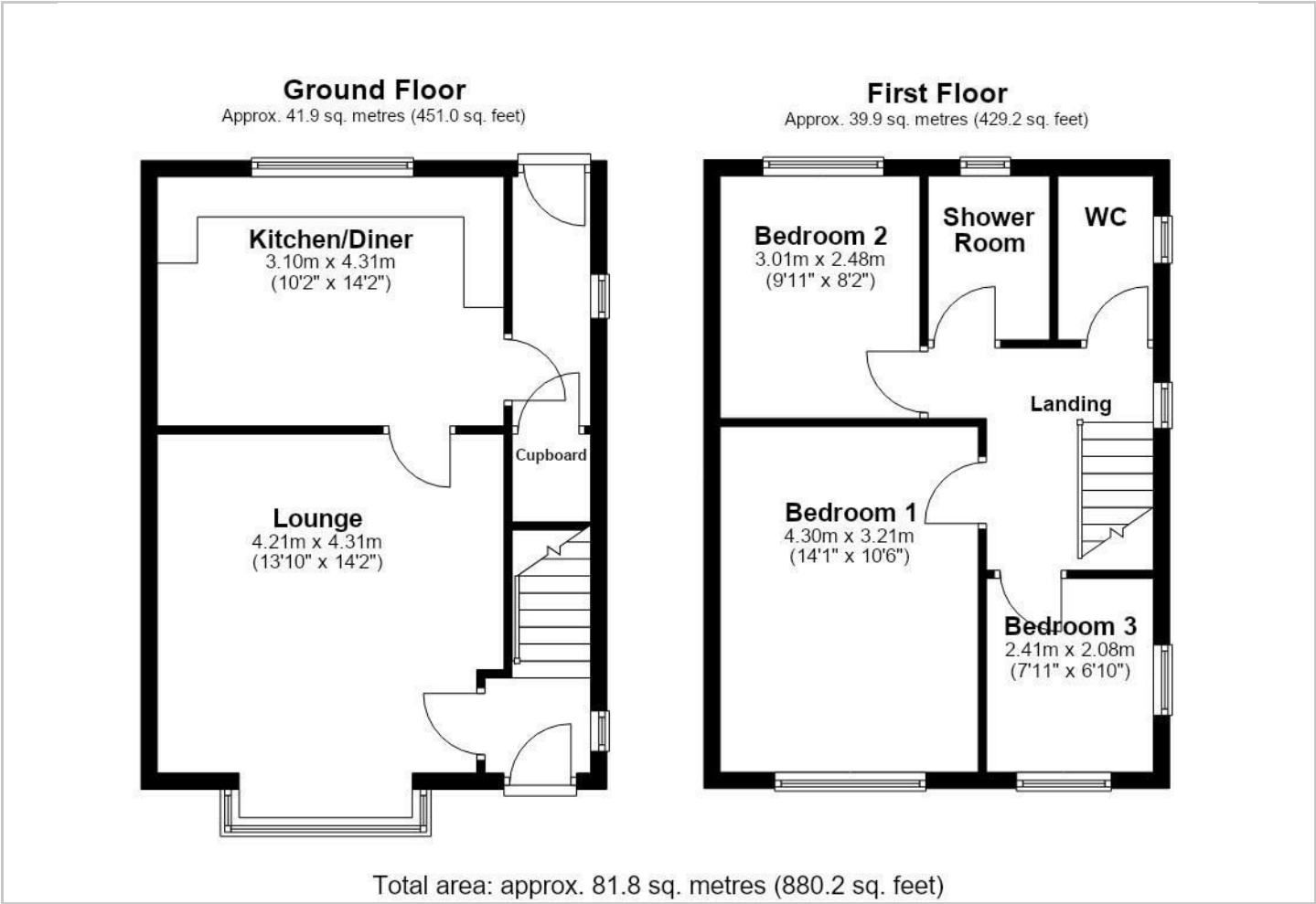
Hybrid Map



Terrain Map



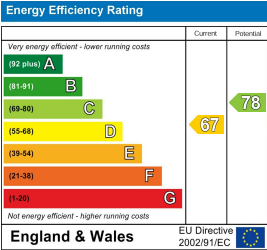
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.