

HUNTERS®

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3 London Lane, Rawdon, Leeds, LS19 6BR

Asking Price £400,000

Property Images



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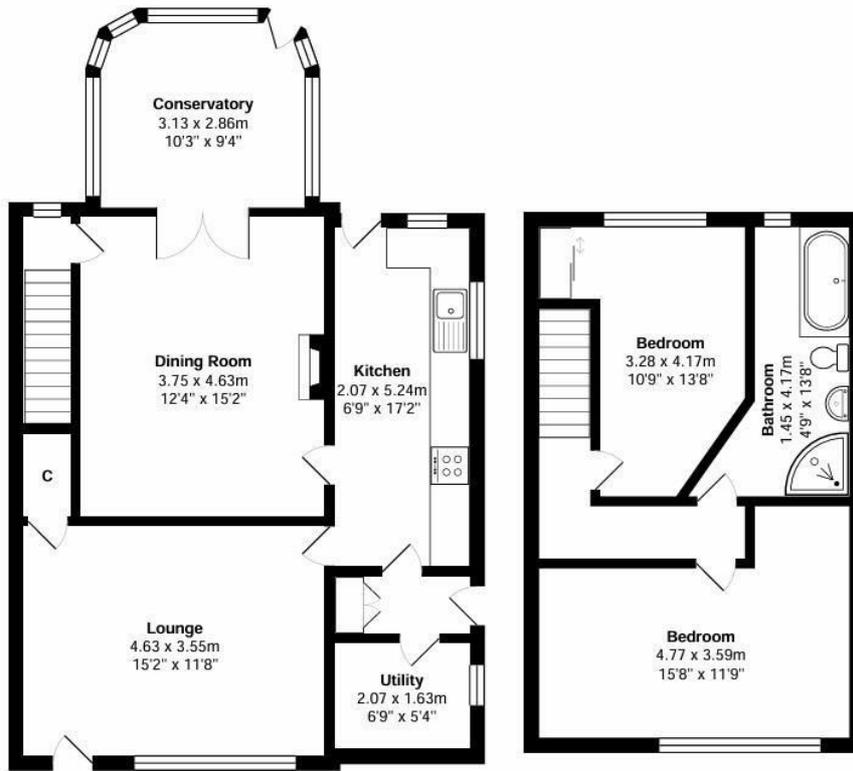
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Ground Floor

First Floor

Total Area: 103.5 m² ... 1114 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Dating back to around 1840 this quaint and charming cottage is nestled within the heart of the extremely sought after and desirable Little London conservation area of Rawdon. With a side extension the property boasts bags of living space, period features throughout and beautiful gardens which at the time of coming to the market were bathed in sunshine.

Accommodation briefly consists of an entrance hallway, a large kitchen, utility room, formal dining room (used as a bedroom), living room with beautiful stone fireplace and conservatory extension which over looks the rear garden. To the first floor are the two bedrooms, large landing space (formerly a bedroom) and the modern house bathroom. To the rear and side are well tended gardens which are well stocked with mature shrubs and plants along with paved and lawned areas.

Situated within this extremely desirable part of Rawdon the property is within easy reach of a park, highly regarded local schools, a wide range of amenities, a golf course and local woodland walks. There is also easy access to bus links to Leeds/Bradford centers and close proximity to trains stations at Guiseley or Apperley Bridge and to Leeds Bradford Airport.

Features

- CHARACTER COTTAGE • SOUGHT AFTER LITTLE LONDON LOCATION • ENCLOSED GARDENS • PERIOD FEATURES • CONSERVATORY EXTENSION • CLOSE TO SCHOOLS AND TRAIN STATION • NO ONWARD CHAIN