Ornella's Estates

PROUDLY INDEPENDENT



17 Canada Road

Rawdon, Leeds, LS19 6LR

Price £239,950

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INTRODUCTION

Maple Cottage – A Charming Mid-Stone Terrace in Rawdon

Nestled within the highly sought-after village of Rawdon, Maple Cottage is a beautiful mid-stone through terrace that perfectly combines traditional charm with comfortable, ready-to-move-into living.

Set in a wonderful location, the property enjoys easy access to an abundance of countryside walks, excellent transport links, well-regarded local schools and a fantastic range of village amenities. Rawdon is renowned for its welcoming community and offers everything from cosy pubs, bars and cafés to independent butchers, hair and beauty salons and everyday conveniences. For those who love the outdoors, the impressive Rawdon Billing is quite literally on the doorstep, providing a wonderful backdrop for walks and exploring.

From the moment you arrive, Maple Cottage makes a lovely first impression, with its attractive stone frontage and pretty cottage garden creating plenty of kerb appeal.

Step inside and you will find a welcoming entrance porch leading through to a spacious family lounge, perfect for relaxing and unwinding. The heart of the home is the generous dining kitchen, offering an inviting space for family meals, entertaining and enjoying everyday life. A useful cellar provides excellent additional storage.

To the first floor are two generously proportioned bedrooms and a well-appointed house bathroom. The property also benefits from a spacious loft, offering fantastic potential for storage and further flexibility, subject to the necessary permissions.

Outside, the gardens are a particular delight. To the front is a charming cottage-style garden, while to the rear, accessed conveniently via stable doors, is a beautifully paved patio garden. This peaceful space is ideal for outdoor dining, entertaining friends or simply sitting back with a drink and enjoying the evening sunshine.

Much loved and lovingly maintained, Maple Cottage offers a wonderful opportunity to acquire a charming home in one of Rawdon's most desirable settings. With no onward chain, this delightful property is ready for its new owners to simply move in, unpack and enjoy.

A characterful home, a wonderful village location and delightful gardens — Maple Cottage is one not to be missed.

LOCATION

Rawdon is a thriving village in West Yorkshire that beautifully blends serene countryside living with excellent connectivity and community spirit. Families benefit from a full spectrum of educational options on their doorstep—from nurseries like Sherwood Green Nursery Gateway and Little Wellies Day Nursery, to primary schools such as Rawdon St Peter's CE and Rawdon Littlemoor Primary, and reputable secondaries including Benton Park School. Just a short drive away lies Woodhouse Grove School, encompassing Ashdown Lodge nursery, Brontë House junior, and the senior school with sixth form; and nearby independent Brontë House prep adds even more choice It is near the school bus routes for The Grammar at Leeds and Bradford Grammar School, which is also just two train stops away from Apperley Bridge Station
Outdoor enthusiasts will love Rawdon's green spaces. Rawdon Billing, the prominent moorland landmark; and Littlemoor Park, ideal for family strolls.
Village life buzzes with friendly cafés and restaurants including Brown's Greens Café & Bar and SIO Coffee & Shakes, alongside charming nearby pubs like The Stone Trough Inn and Princess Hotel

Transport is excellent—Apperley Bridge train station is a mile away on the Leeds–Bradford line, with frequent Northern services, enhanced by adjacent bus links including the Flyer A2/A33,34 routes serving Leeds Bradford Airport.

Regular bus routes also connect Rawdon directly to Leeds, Bradford and Otley

And speaking of the airport, Leeds Bradford International Airport is only around 1.6 miles away, offering domestic and European flights via Jet2., Ryanair, and more making Rawdon a commuter's dream, whether by road, rail, or air

WHAT OUR VENDORS SAY

We have loved living in this house for the last 24 years. It has been a wonderful home for us and we have many happy memories of our time there, including raising our family.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6LR

APPRAOCH

As you approach Maple Cottage, you immediately see the kerb appeal it offers.

ENTRANCE PORCH

Comprising composite entrance door to the front elevation. Upvc double glazed window to the side elevation. Glass panelled door leading to:

FAMILY LOUNGE

13'4" into recess x 11'7" (4.083 into recess x 3.549)
What a cosy and lovely room. Comprising Upvc double glazed windows to the front elevation. Wooden beams. TV point. A lovely ornate living

flame gas fire with cast iron and tiled surround, solid wood mantelpiece. Laminate flooring. A lovely wooden seating area. Dado rail. Door leading to:

DINING KITCHEN
11'7" x 9'11" (3.531 x 3.041)
A wonderful space to enjoy with the family. Comprising a wide range of wall and base units with laminate worktops over. Part tiled walls. Integral electric cooker with gas hob and extractor fan over. Laminate flooring. Dado rail. Radiator. Points for fridge and freezer, washing machine and dryer. Upvc double glazed window to the rear elevation. Stable doors leading into the garden. Door leading to:

CELLAR
Great for storage.

REAR ENTRANCE HALLWAY
Stairs to first floor.

LANDING AREA
Access to loft with pull down ladders. Great space.

BEDROOM.1.
13'4" x 9'1" fitted wardrobes (4.083 x 2.779 fitted wardrobes)
This is a great double bedroom comprising Upvc double glazed windows to the front elevation. Fitted wardrobes. Beams and radiator.

BEDROOM.2.
11'4" x 7'7" (3.467 x 2.330)
Another great sized bedroom comprising Upvc double glazed window to the rear elevation. Single radiator.

FAMILY HOUSE BATHROOM
8'5" max x 6'8" (2.584 max x 2.041)
This is a great sized bathroom comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Fully tiled walls. Extractor fan. Radiator. Inset spot lights.

OUTSIDE

FRONT AND REAR GARDENS
Outside, the gardens are a particular delight. To the front is a charming cottage-style garden, while to the rear, accessed conveniently via stable doors, is a beautifully paved patio garden. This peaceful space is ideal for outdoor dining, entertaining friends or simply sitting back with a drink and enjoying the evening sunshine.

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.

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 WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

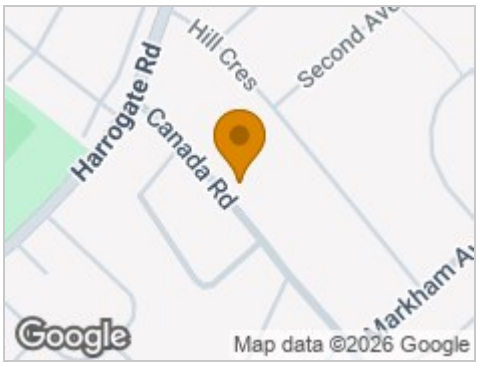
PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE
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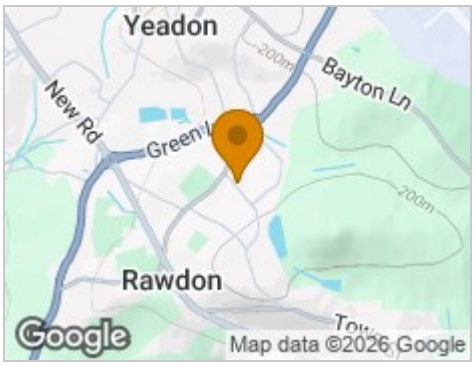

Road Map



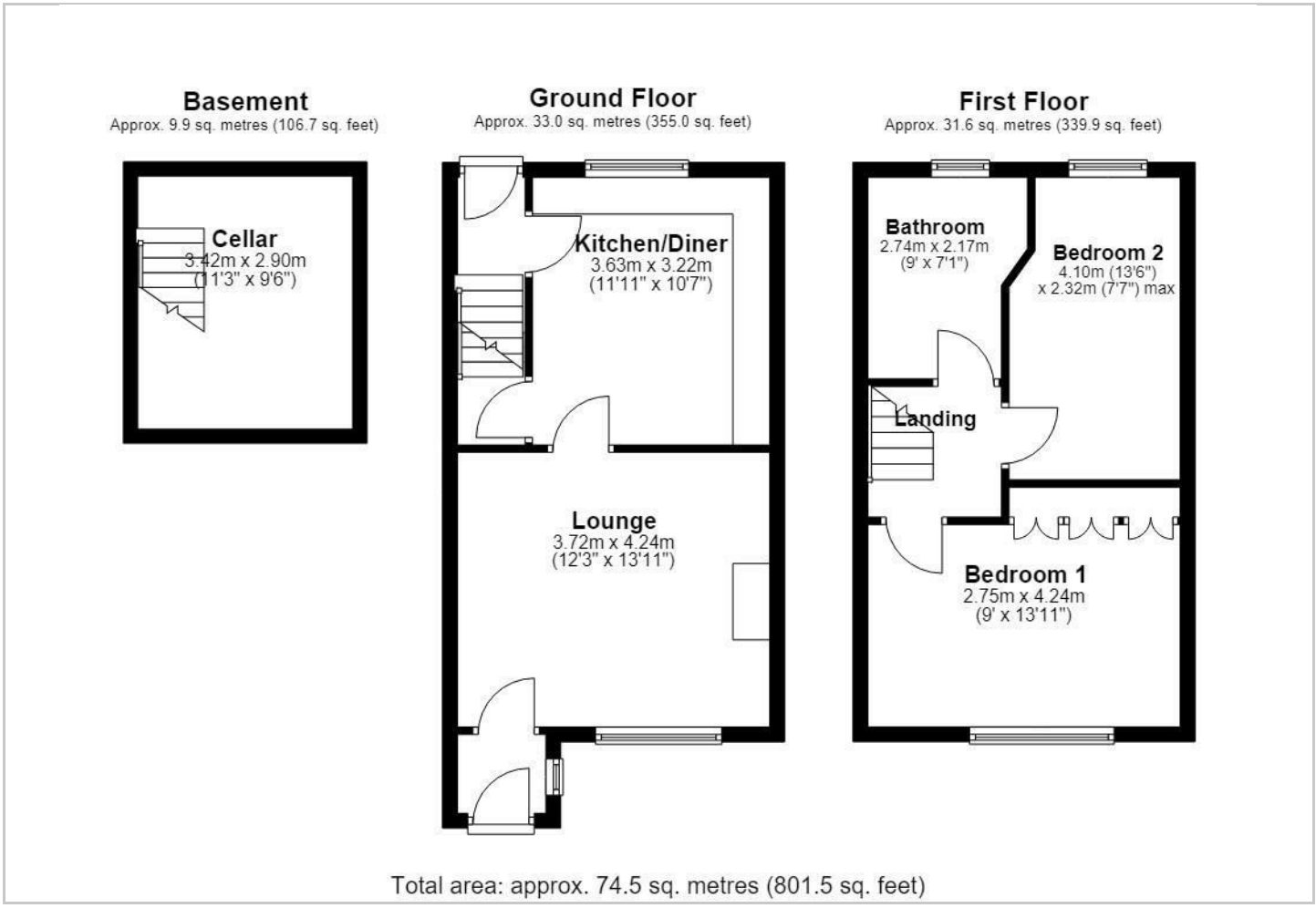
Hybrid Map



Terrain Map



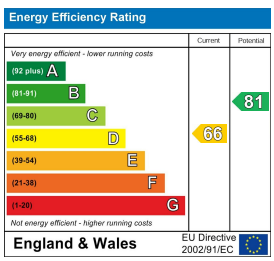
Floor Plan



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



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