



Flat 1, 4, Buckstone Drive, Rawdon, LS19 6BB
Asking Price of £275,000

A spacious and well-presented duplex apartment set on a private road, offering bright and versatile accommodation across two floors. Featuring two double bedrooms, a large bathroom, and an expansive landing with potential for further use, along with a generous top-floor living space and fitted kitchen. Benefitting from parking to the front and rear, and offered with no onward chain, this is an ideal purchase for a range of buyers!

TRANSPORT LINKS & LOCATION:

The property is ideally situated for excellent transport connections, with easy access to major road networks including the A65 and A658, providing convenient routes to Leeds, Bradford, and surrounding areas. Regular bus services operate nearby, offering straightforward access into Leeds City Centre and beyond.

For commuters, Horsforth Train Station and Guiseley Train Station are both within easy reach, providing direct rail links to Leeds, Bradford, and further afield. Additionally, Leeds Bradford Airport is just a short drive away, making the location ideal for both local and international travel.

Perfectly positioned within the sought-after village of Rawdon, this property enjoys an exceptional setting with an abundance of amenities and beautiful surroundings right on the doorstep. Within walking distance are the golf club, tennis and padel courts, along with stunning views overlooking the paddock and golf course. Residents can also enjoy easy access to Micklefield Park, a selection of highly regarded cafés and restaurants, and an array of scenic countryside walks including Cliff Woods, The Billing and Esholt Woods.

Offering the perfect balance of village charm, outdoor lifestyle and convenience, this is truly a fantastic location to call home.





This beautifully presented duplex apartment in the heart of Rawdon Village offers generous and flexible living accommodation across two floors, ideal for a wide range of buyers. Accessed via a private entrance, the property immediately impresses with its spacious layout and abundance of natural light throughout.

The first floor comprises two well-proportioned double bedrooms, including a charming rear bedroom featuring a Victorian-style ornamental fireplace. The principal bedroom benefits from mirrored built-in wardrobes, while the second bedroom offers a useful built-in cupboard for additional storage. Completing the first floor is a spacious family bathroom fitted with both a walk-in shower and a separate whirlpool bath.

A substantial landing area provides excellent additional versatile space, ideal for use as a study area, reading nook or occasional guest space. Previously granted planning permission for conversion into a third bedroom, this area offers fantastic potential for buyers looking to create additional accommodation, subject to any necessary consents.

To the second floor, the property offers a further landing area leading into a striking and expansive lounge, beautifully enhanced by wooden flooring and dual-aspect roof windows which flood the space with an abundance of natural light.

An open archway leads through to a modern, fully fitted kitchen with integrated appliances, creating an ideal layout for both relaxing and entertaining.

Externally, the property benefits from off-street parking to both the front and rear, and is set within attractive, well-maintained surroundings on a private road, creating a peaceful residential setting. To the rear, there is also a useful bike shed, with the location being ideal for those who enjoy cycling, offering easy access to a variety of scenic countryside routes and trails nearby.

Situated in the highly desirable LS19 area, the property is ideally positioned close to a wide range of local amenities, including shops, cafés, reputable schools, a library, parks, a golf and tennis course, padelboarding facilities, and nearby footpaths ideal for walking.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a spacious and characterful home in a sought-after location!



GROUND FLOOR HALLWAY

Front door opens into a ground floor hallway with storage cupboard and stairs up to the first level.

FIRST FLOOR

LANDING

A spacious landing offers excellent versatility, with potential to create a study area, additional living space, or even a further bedroom, and also benefits from an airing cupboard housing the hot water tank for useful storage.

BATHROOM

8' 2" x 11' 8" (2.49m x 3.56m)

A generously sized bathroom featuring both a double walk-in shower and a separate whirlpool bath, complemented by a heated towel rail, with a washing machine.

BEDROOM 1

13' 0" x 14' 4" (3.96m x 4.37m)

A well-proportioned double bedroom positioned to the front of the property, benefitting from large windows that allow an abundance of natural light to flow through the space. The room further benefits from mirrored built-in wardrobes and features a charming Victorian-style ornamental fireplace, adding character.



2



1



**Off-Road
Parking**



Council Tax = C



1



Leasehold



**Duplex
Apartment**



D

BEDROOM 2

13' 0" x 12' 6" (3.96m x 3.81m)

A further double bedroom overlooking the rear, enjoying views over fields. This room also features a charming Victorian-style ornamental fireplace and a built-in cupboard for additional storage.

SECOND FLOOR

LANDING

A further area on the second floor providing useful storage space, or a seating space.

LIVING ROOM

12' 11" x 27' 7" (3.94m x 8.41m)

An impressive and spacious living area featuring wooden flooring and an abundance of natural light from both ends, enhanced by double ceiling windows.

KITCHEN

8' 1" x 9' 2" (2.46m x 2.79m)

Accessed via a curved archway from the lounge, the kitchen is well-appointed with a Velux window, electric hob, extractor fan, integrated oven, fridge freezer, dishwasher, and microwave.

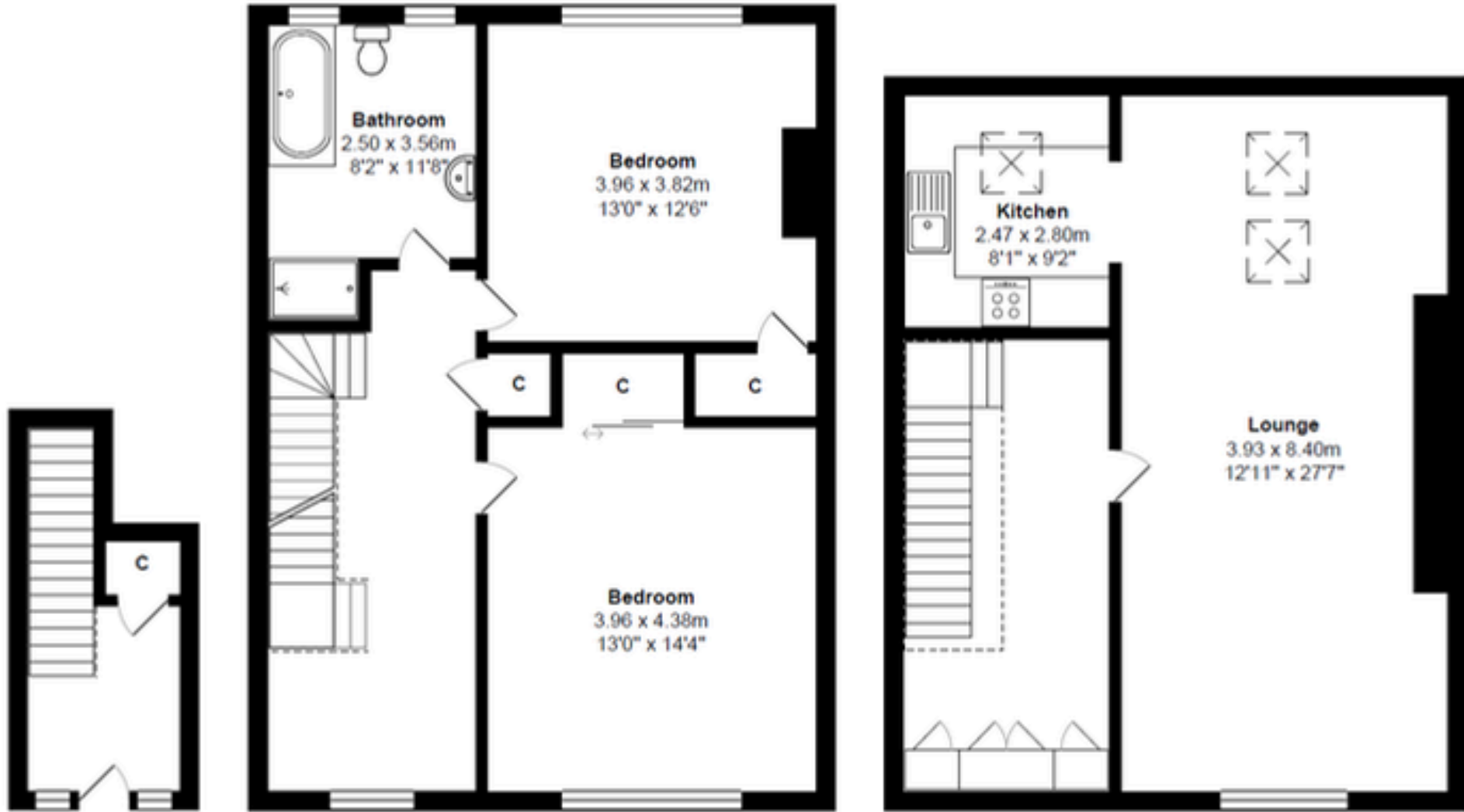
PARKING

The property benefits from two allocated parking spaces, with one conveniently positioned to the front and a second located to the rear.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



Ground Floor

First Floor

Second Floor

Total Area: 122.9 m² ... 1323 ft²

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.