



A beautifully presented and spacious ground floor apartment, offered chain free and arranged over two floors. Featuring two large double bedrooms, a generous living/dining room, utility room, downstairs WC and a large bathroom with separate bath, shower and twin sinks.

Externally, there is parking for two cars, a private patio and lovely surrounding views. Ideally located close to Rawdon Golf, Tennis & Padel Club and local amenities.

We highly recommend viewing in person to truly appreciate what this property has to offer!

Transport & Location:

Buckstone Drive is ideally positioned within the popular village of Rawdon, offering a great balance of peaceful surroundings and excellent access to a wide range of amenities and transport links. The property is situated immediately alongside Rawdon Golf, Lawn Tennis & Padel Club, making this an especially attractive location for those who enjoy golf, tennis, padel and outdoor activities. The surrounding area also benefits from pleasant open views and countryside, while the amenities of Rawdon are just a short distance away.

Rawdon provides a selection of local shops, cafés, restaurants, pubs and everyday amenities, with further facilities available in nearby Yeadon, Guiseley and Horsforth. The A65 and A658 are both easily accessible, providing convenient road links towards Leeds, Bradford and the wider West Yorkshire area.

For commuters, there are regular bus services available nearby, including the FLYER A1 service connecting Leeds Bradford Airport with Rawdon, Horsforth and Leeds City Centre. Apperley Bridge, Horsforth and Guiseley railway stations are also within easy reach, providing rail connections towards Leeds, Bradford and beyond. Leeds Bradford Airport is also particularly convenient!

Overall, Buckstone Drive offers an appealing combination of green open surroundings, leisure facilities, local amenities and excellent connectivity, making it a particularly convenient location for both commuters and those looking to enjoy everything Rawdon and the surrounding areas have to offer.





A Walk Through the Property

Ground Floor

Entrance & Front Patio

The property is accessed via its own private entrance from Buckstone Drive, with a lovely patio area to the front which provides an ideal spot for outdoor seating and relaxing during the summer months. The property is situated immediately alongside Rawdon Golf, Tennis & Padel Club, offering fantastic opportunities for socialising and enjoying the strong sense of community the area provides. The surrounding views are also a real highlight, with a lovely open outlook.

Living/Dining & Kitchen

Upon entering, you are welcomed into a particularly spacious living/dining area and kitchen, offering plenty of room for both relaxing and entertaining. The space is neutrally decorated throughout, creating a bright and versatile setting which would suit a variety of furniture styles. The room also benefits from built-in kitchen appliances and excellent storage options positioned throughout the property, providing plenty of useful space.

Utility Room & WC

The ground floor also benefits from a separate utility room, complete with a washer/dryer and additional storage space, alongside a convenient WC with wash hand basin.

Rear Entrance, Driveway & Bike Store

The property also has its own rear entrance, which leads directly out towards the driveway where there is parking for two cars. The property can be accessed from this side too, depending on personal preference, making this particularly convenient for everyday use.

There is also a shared bike shed available for the flats. The outlook from the rear is particularly impressive, overlooking the surrounding fields and providing a lovely open view.



First Floor

Heading upstairs, the property continues to offer generous proportions and character throughout, with tall ceilings and a number of attractive period features adding to its charm.

Bathroom

The large house bathroom is beautifully finished in a modern style and provides an impressive amount of space. It features a large separate bath and shower, two additional sinks and a heated towel rail. The room has been finished to a high standard, providing a comfortable and practical space.

Bedroom One

The first bedroom is a generous double room with tall ceilings and plenty of natural character. A particularly lovely feature is the Juliet balcony, with doors that can be opened to allow fresh air into the room, making this a wonderful space to enjoy during the warmer months.

This bedroom provides a large fitted wardrobe providing excellent storage.

Bedroom Two

The second bedroom is another spacious double, featuring tall ceilings and another attractive period fireplace. A beautiful bay window floods the room with natural light, creating a bright and welcoming space throughout the day.

The combination of the generous proportions, original features and abundance of natural light makes this a particularly appealing second bedroom.



**2**

**1**

**Off-Road
Parking/Driveway**

**Council Tax = C**

**1**

**Leasehold**

**Ground Floor
Apartment**

**C**

Our View

We feel the amount of features this property offers is a real standout. From the private entrance and patio area to the generous living accommodation, two large double bedrooms and beautifully finished bathroom, there is so much to appreciate throughout!

The property also benefits from gas central heating, with radiators to the bedrooms and underfloor heating to the lower level, adding to the comfort and practicality of the accommodation.

The driveway with parking for two cars is a fantastic addition and something that is not always easy to find with an apartment. The surrounding views are equally impressive, particularly from the rear, where the property looks out across open fields and provides a lovely sense of space and tranquillity.

The character of the property is another feature we really love. The original fireplaces, tall ceilings, bay window and Juliet balcony each add their own charm, whilst the modern finishes and neutral décor ensure the property feels fresh, bright and ready to move into.

The location is also a real benefit, with Rawdon Golf, Tennis & Padel Club right on the doorstep, offering fantastic leisure and social opportunities. Combined with the nearby amenities and excellent transport links, there is plenty to enjoy both within the immediate area and further afield.

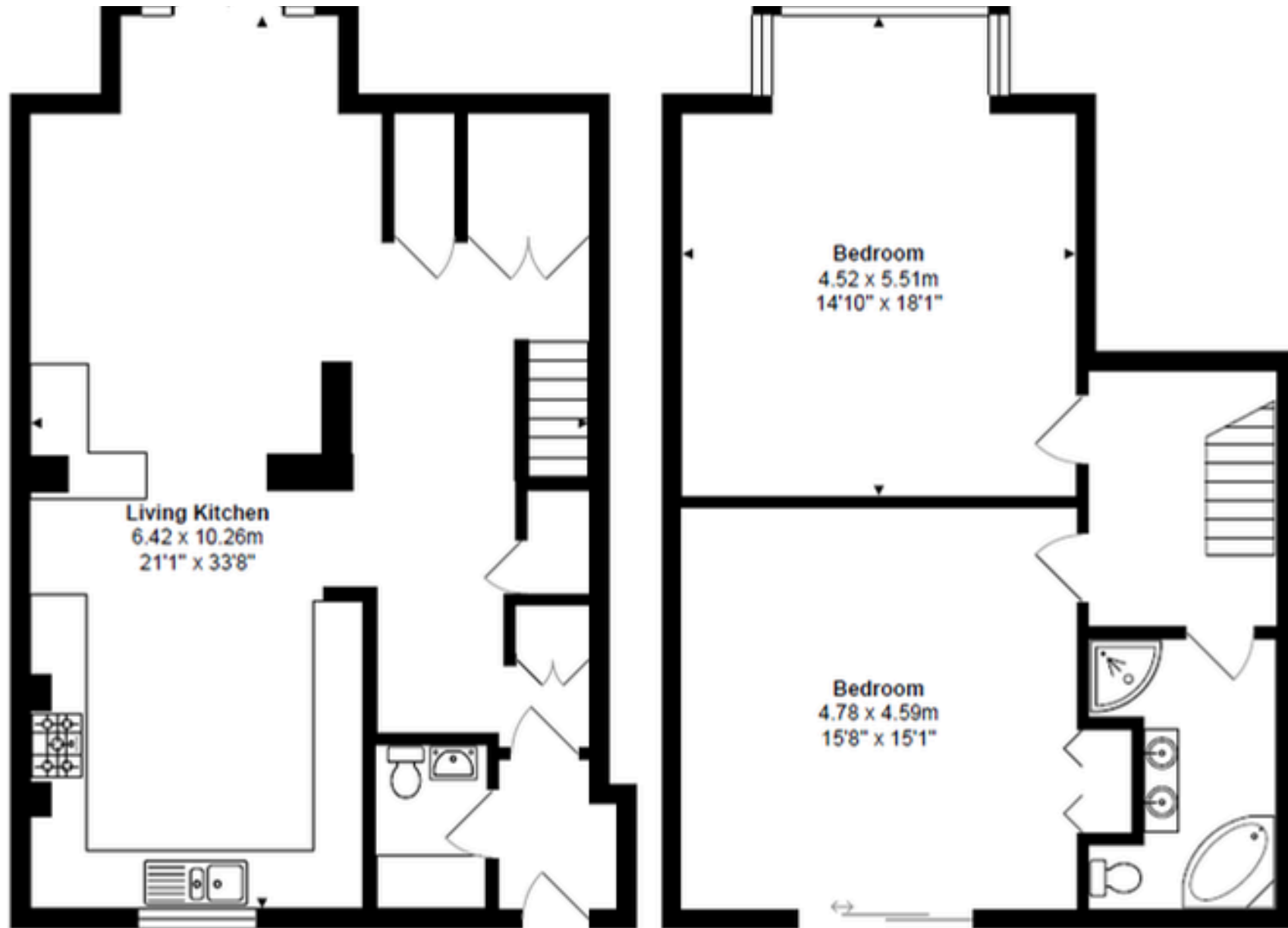
Overall, we feel this is a fantastic opportunity for anyone looking for a spacious, beautifully presented property with excellent parking, attractive views, plenty of character and a fantastic range of features.

We highly recommend viewing in person to fully appreciate everything this property has to offer!





Floor Plan



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 test ed: 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.

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