

# Ornella's Estates

PROUDLY INDEPENDENT



## 2 Belmont Grove

Rawdon, Leeds, LS19 6AL

Price £339,950



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## INTRODUCTION

Proudly positioned in the highly sought-after Belmont Grove in Rawdon, this stunning end-terrace home occupies an impressive corner plot, boasting beautifully enclosed gardens to the front, side and rear, along with valuable off-street parking. Immaculately presented and lovingly maintained, this exceptional home is truly ready to move straight into, offering stylish and versatile living throughout. The accommodation begins with a welcoming entrance hallway, leading to a superb family lounge and a striking open-plan fitted kitchen with dining and sitting areas, perfect for both everyday living and entertaining. There are two spacious double bedrooms, a contemporary family bathroom, and an additional W.C. which offers excellent flexibility and could easily be converted back into a third bedroom if required.

The outdoor space is a real standout feature, clearly a labour of love, with a charming front garden combining lawn, trees and mature planting, a side garden accessed via a gated pathway, and a beautifully maintained rear garden featuring a lawn, stepping stones, colourful borders and a delightful patio seating area, ideal for enjoying long summer days and evenings with family and friends. A useful storage shed and driveway complete the exterior. Perfectly located for access to Benton Park School, Rawdon Billing and the vibrant amenities of Yeadon and Rawdon, this is a rare opportunity to acquire a truly special home in a prime location—early viewing is essential.

## WHAT OUR VENDORS SAY

2 Belmont Grove /Allen Cottage, we've loved living there.

The house seems to have elastic sides, no matter how many family we had for Sunday lunches etc, it never seemed too small. The kitchen is my delight. I love cooking and baking, and this kitchen has all I could ask for. The dual oven with the energy efficient top oven, the space etc. just works so well.

We have had parties in the dining kitchen and also summer nights out in the garden.

The house gets the sun all day. Morning in the back and side and then the evening sun in the front.

When the temperature cools down, we found this a wonderful place to sit and have a wine or two.

The house seems so private because of the hedges but not so as you feel enclosed but a marvellous wind break.

I love the way the light floods into the house and the garden can be seen through every window.

This house will leave us with many happy memories of cosy winter nights in front of the log burner, long summer days with both doors open and the summer breeze filtering through.

Friends and family visitors all. were welcomed into this happy house. I'm sure that will carry on, when we have left with our happy memories.

## LOCATION

Rawdon is a charming and well-connected village on the edge of Leeds, blending a friendly community atmosphere with beautiful surroundings. Families are well served by local education options such as Rawdon Littlemoor Primary School, Rawdon St Peter's C of E Primary School, and Benton Park School, along with nearby independent settings like Brontë House School, plus a range of welcoming pre-schools that support early development. The village centre offers a delightful mix of independent shops, cosy cafés, traditional bakeries, and inviting restaurants, giving Rawdon a warm, local feel where people enjoy gathering and supporting small businesses. Overlooking it all is the much-loved Rawdon Billing, a scenic high point perfect for walks and panoramic views, while the proximity of Leeds Bradford Airport adds a sense of connection and convenience for travel. Altogether, Rawdon offers a wonderful balance of community, countryside, and accessibility.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 6AL

## APPROACH

Belmont Grove is a lovely street with many beautiful properties. Offering great kerb appeal, this stunning home has so much to offer. Comprising:

## ENTRANCE HALLWAY

Offering an abundance of natural light throughout and comprising Upvc double glazed door to the front elevation. Door to:

## FORMAL FAMILY LOUNGE

12'11" into recess x 12'8" into bay (3.943 into recess x 3.873 into bay)

This beautiful light and airy family lounge comprises Upvc double glazed windows to the front and side elevations. Coving to ceiling. Double radiator. TV point.

## OPEN PLAN MODERN FITTED KITCHEN/DINER/SITTING

17'4" x 12'10" (5.302 x 3.937)

Great for entertaining family and friends. This beautiful room says it all. Comprising Upvc double glazed windows to the rear and side elevations overlooking the gardens. Composite entrance door to the rear elevation leading into the garden. A wide range of beautifully fitted wall and base units with underlighting and wooden worktops over. Oak centre island. Integral dishwasher and integral fridge freezer. Points for washing machine. Integral electric cooker and induction hob with extractor fan over. Inset spotlights. Understairs storage. Stairs to first floor. Part tiled walls. TV point. Wood burning stove. The flooring in the kitchen is of high quality and only four years old.

Tel: 01943 661506

## FIRST FLOOR

### LANDING AREA

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

### BEDROOM.1.

12'6" into recess x 10'6" (3.820 into recess x 3.201)

This beautiful room comprises Upvc double glazed windows to the front and side elevation boasting long distant views. Cast iron feature fireplace. Coving to ceiling. Radiator. TV point.

### BEDROOM.2.

11'3" x 6'11" (3.446 x 2.121)

Another lovely bedroom comprising Upvc double glazed windows to the side elevation. Radiator.

### BEDROOM.3.

7'8" x 4'11" (2.338 x 1.513)

Comprising Upvc double glazed window. Radiator.

### LUXURY HOUSE SHOWER ROOM

9'9" x 5'0" (2.98 x 1.533)

This lovely house shower room comprising vanity unit with built in wash hand basin. Walk in shower cubicle. Low level w.c. Extractor fan. Inset spotlights. Radiator. Storage room.

### OUTSIDE

#### WRAP AROUND GARDENS/DRIVEWAY

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## 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

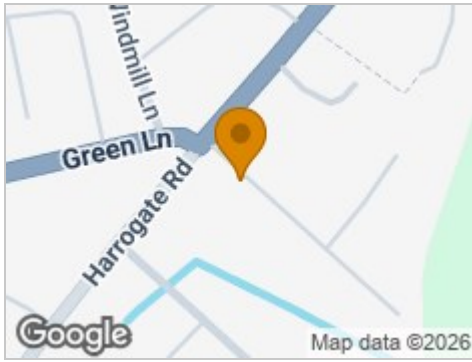
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. PLEASE NOTE ALL OUR PHOTOGRAPHY, FLOORPLANS ETC., ARE DONE BY PROFESSIONAL PHOTOGRAPHERS.



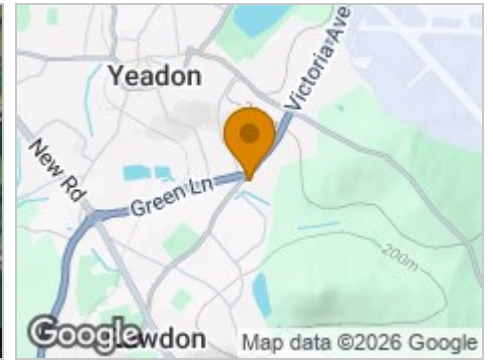
## Road Map



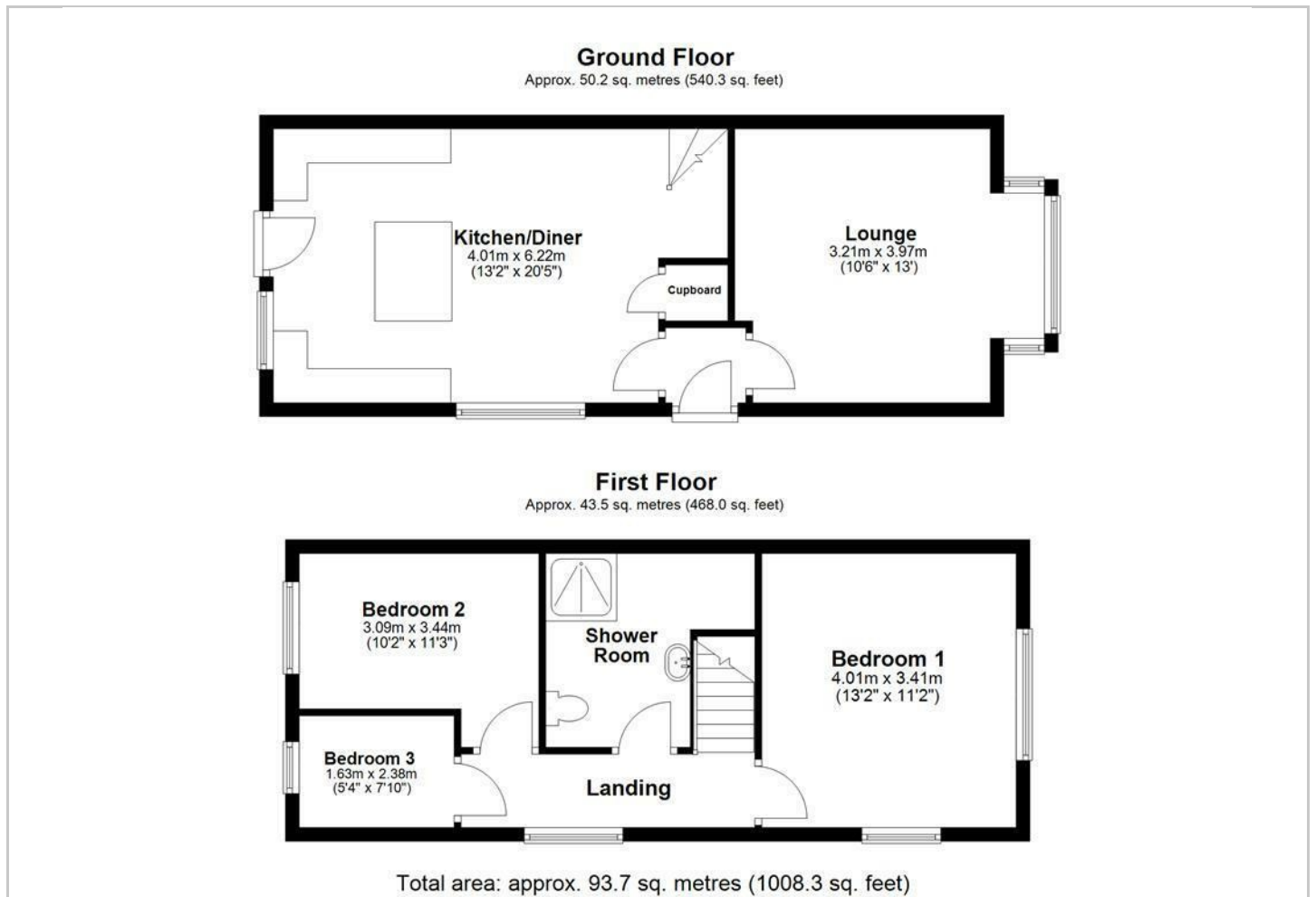
## Hybrid Map



## Terrain Map



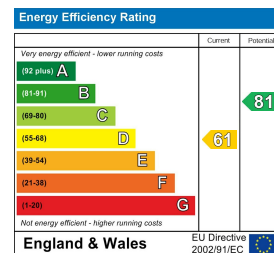
## Floor Plan



## Viewing

Please contact our Ornela'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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