

Ornella's Estates

PROUDLY INDEPENDENT



Valley View Town Street

Rawdon, Leeds, LS19 6QL

Price £515,000



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INTRODUCTION

Valley View, Upper Rawdon – A Stunning Family Home with Spectacular Far-Reaching Views-Set over three floors.

Nestled in the highly sought-after location of Upper Rawdon, Valley View is a truly exceptional semi-detached family home occupying an elevated position with breathtaking panoramic views across the surrounding countryside. Beautifully presented throughout and lovingly maintained, this impressive property offers generous and versatile living accommodation, perfectly suited to modern family life.

From the moment you arrive, you'll be captivated by the stunning outlook and charming kerb appeal. The welcoming entrance vestibule leads into a spacious hallway, setting the tone for the wonderful accommodation beyond. The ground floor boasts a generous family lounge, cosy snug, practical utility room, downstairs WC, and a superb open-plan family dining kitchen – the heart of the home and ideal for both everyday living and entertaining.

To the first floor are three exceptionally well-proportioned bedrooms, all offering excellent space for a growing family, together with a stylish family bathroom. To the second floor there is a further double bedroom.

Outside, the property continues to impress. The front garden features a spacious patio seating area which is south facing, with established apple and plum trees that fruit every year, along with a greenhouse where you can relax with a drink and soak up the sunshine whilst enjoying the magnificent far-reaching views. To the rear, a private enclosed garden provides the perfect setting for family gatherings, with a patio, decked seating area, and a fantastic sun room/bar room creating an ideal space for entertaining friends and family all year round.

Further benefits include a detached garage. Despite its enviable elevated position, access is made easy with the option of steps or a convenient pathway to the side.

Families will appreciate the property's proximity to highly regarded local schools, while those who enjoy the outdoors will love having Rawdon Billing just a short stroll away, offering wonderful countryside walks right on the doorstep.

Properties of this calibre in such a desirable location rarely remain available for long. Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.

Don't miss this fantastic opportunity – call today to arrange your viewing.

WHAT OUR VENDORS SAY

LOCATON

Upper Rawdon and Town Street sit at the heart of one of the most desirable parts of Rawdon, combining charming village character with outstanding convenience. Families are particularly drawn to the area thanks to its excellent educational provision, including Rawdon St Peter's Church of England Primary School, Rawdon Littlemoor Primary School, Benton Park Inearby Rufford Park Primary School, respected secondary education at Guiseley School, independent options such as Woodhouse Grove School, and a choice of local nurseries serving young families. The location is exceptionally well connected, with regular bus services linking Rawdon to Leeds, Bradford and surrounding towns, while nearby rail stations including Apperley Bridge Railway Station, Horsforth Railway Station and Guiseley Railway Station provide fast services across Yorkshire and beyond. For commuters and frequent travellers, Leeds Bradford Airport is just minutes away, offering convenient domestic and international connections. One of Rawdon's greatest attractions is the stunning Rawdon Billing, with panoramic views, beautiful countryside walks and popular footpaths perfect for weekend adventures. The area also enjoys easy access to neighbouring towns including Yeadon, Guiseley, Leeds, Horsforth and Bradford, creating the perfect balance between peaceful village living and excellent connectivity. With its sought-after schools, superb transport links, beautiful countryside setting and strong community feel, Upper Rawdon and Town Street offer an exceptional lifestyle in one of West Yorkshire's most prestigious residential locations.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6QL

APPROACH

As you approach this beautiful home, the first thing that springs to mind are what will the views be like.

ACCOMMODATION

ENTRANCE VESTIBULE

Great for hanging coats and taking off shoes. Comprising Composite entrance door to the front elevation. Upvc double glazed window to the front. Tiled flooring. Hand made stable door leading to entrance hallway. Perfect for any new owners with dogs as they will be able to open the top half to let some air in.

UTILITY ROOM

10'4" x 4'3" (3.174 x 1.299)

Always great to have. Comprising wall units. Sink, Points for washer and dryer. Upvc double glazed windows to the side elevation. Upvc double glazed door. leading to the side elevation of the house, where the washing line is. There is a second outdoor tap, and raised bed. Tiled flooring.

ENTRANCE HALLWAY

15'6" x 5'10" (4.74m x 1.80)

A fabulous spacious entrance hall comprising stairs to first floor. Double radiator. Dado rail. Dado picture rail. Karndean flooring. Doors leading to:

DOWNSTAIRS W.C.

Comprising low level w.c. Wash hand basin.

SNUG

10'3" x 8'9" (3.14 x 2.67)

This room can be used for whatever is needed. Currently being used as a snug and comprising feature cast iron fire place. Storage cupboards. Covling to ceiling. Single radiator.

FAMILY LOUNGE

13'5" x 12'9" into recess (4.1 x 3.91 into recess)

What a beautiful room. Comprising Upvc double glazed windows to the front elevation with window seat boasting breath taking views. Open fireplace with cast iron surround and solid wood mantelpiece for those cosy nights in. Radiator. TV point.

COUNTRY FAMILY DINING KITCHEN

17'3" max x 13'9" max (5.27 max x 4.2 max)

This is the heart of the house. Great for entertaining family and friends and offering an abundance of natural light. Comprising Upvc double glazed French doors to the rear elevation. Upvc double glazed windows to the side and rear elevations. Velux windows. Double radiator. A wide range of wall and base units with wooden worktops, giving the kitchen the country feel. Belfast sink one and a half bowl single drainer. Integral fridge freezer, integral dishwasher. Integral electric cooker with gas hob and stainless steel extractor fan over. Part tiled walls. Karndean flooring.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Stairs to 2nd floor.

HOUSE BATHROOM

8'3" x 6'10" (2.53 x 2.1)

What a lovely bathroom. Keeping with the tradition of this lovely home and comprising Freestanding bath with clawed feet. Shower cubicle. Low level w.c. Wash hand basin. Rollover radiator with heated towel rail. Part tiled walls. Upvc double glazed window. Karndean flooring.

BEDROOM.1.

12'2" x 8'9" fitted wardrobes (3.73 x 2.68 fitted wardrobes)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation boasting breath taking views. Single radiator. Cast iron feature fireplace. Fitted wardrobes.

BEDROOM.2.

10'3" x 10'6" into recess (3.13 x 3.22 into recess)

Another great double bedroom comprising Upvc double glazed window to the rear elevation. Cast iron feature fireplace. Covling to ceiling. Single radiator.

BEDROOM.4.

8'3" x 6'11" (2.53 x 2.11)

Comprising Upvc double glazed window to the front elevation boasting fantastic views. Single radiator.

Tel: 01943 661506

2ND FLOOR

BEDROOM.3.

17'5" max x 16'4" into recess (5.33 max x 4.986 into recess)

What a fabulous double bedroom. Comprising Upvc double glazed windows to the rear elevation boasting fantastic views over Rawdon Billing. Velux windows. Eaves storage.

OUTSIDE

DRIVEWAY AND GARAGE

There is off street parking and a detached garage.

FRONT AND REAR GARDENS

Outside, the property continues to impress. The front garden features a spacious patio seating area where you can relax with a drink and soak up the sunshine whilst enjoying the magnificent far-reaching views. To the rear, a private enclosed garden provides the perfect setting for family gatherings, with a patio, decked seating area, and a fantastic sun room/bar room creating an ideal space for entertaining friends and family all year round.

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 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.

PROPERTY OMBUDSMAN

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

BROCHURE

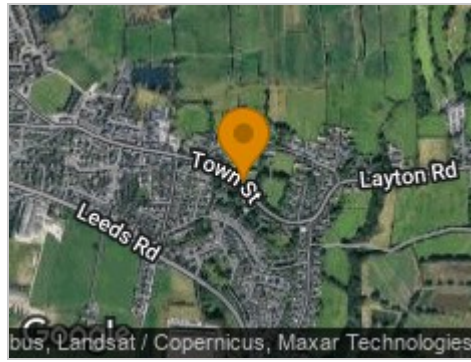
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



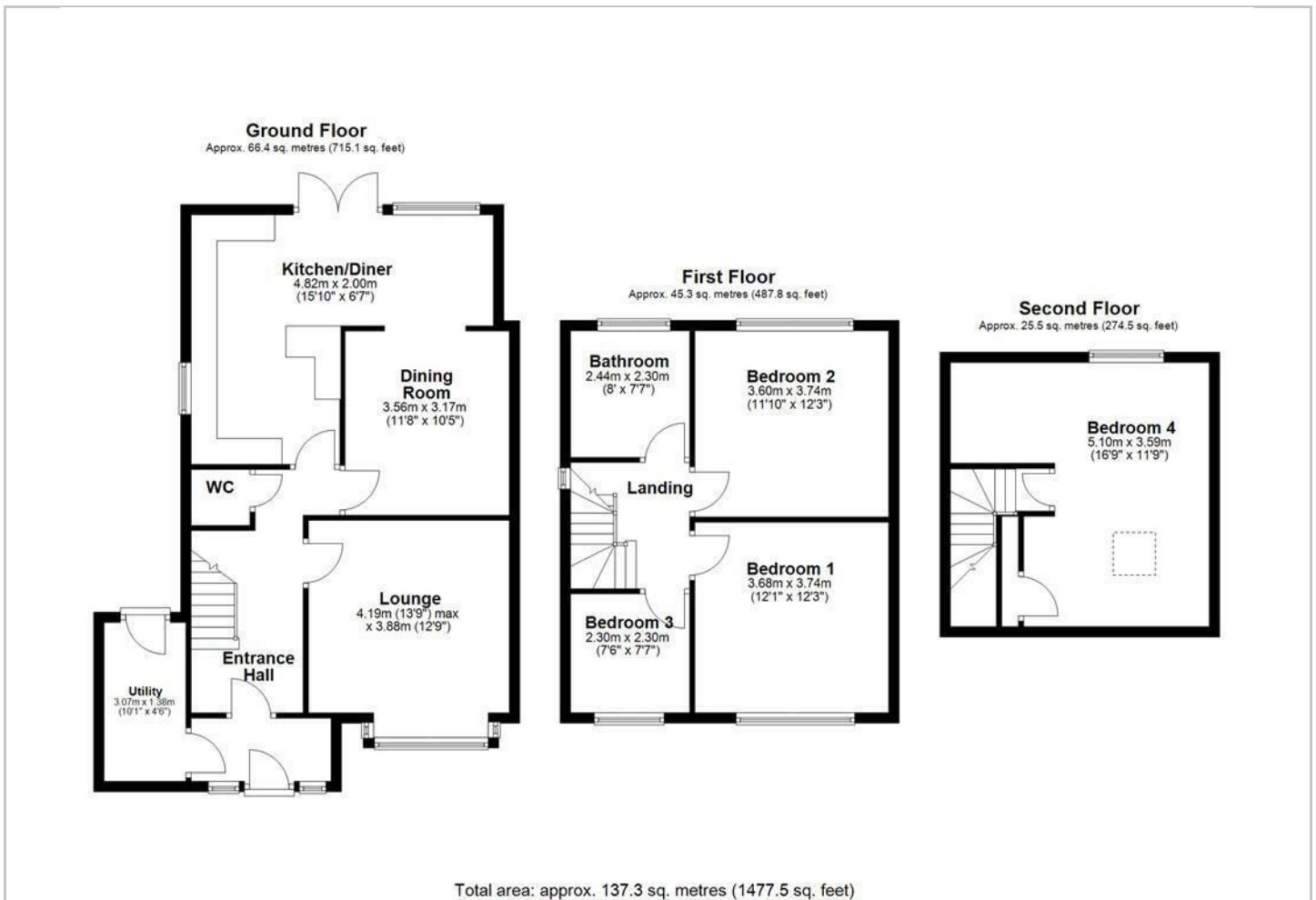
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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