

# Ornella's Estates

PROUDLY INDEPENDENT



## 15 Lakeside Chase

Rawdon, Leeds, LS19 6RL

Price £529,950



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## INTRODUCTION

Step into something truly extraordinary, with amazing views over Rawdon Billing and the lake.

Nestled within a cul-de-sac in the heart of Rawdon, this exceptional link-detached family residence offers an enviable blend of elegance, comfort, and breathtaking natural beauty. Boasting uninterrupted panoramic views across Rawdon Billing and the serene Billing Lake, this home delivers a lifestyle that feels nothing short of magical.

From the moment you arrive, the sense of space and refinement is unmistakable. A welcoming entrance hallway sets the tone, leading to two beautifully appointed reception rooms, perfect for both relaxed family living and sophisticated entertaining. At the heart of the home lies a stunning, bespoke modern kitchen, thoughtfully designed to combine style and functionality, complemented by a separate utility room and integral garage currently utilised for storage.

Upstairs, four generously proportioned bedrooms provide peaceful retreats for the whole family, all served by a beautifully finished house bathroom that exudes luxury.

Outside, the property continues to impress. A spacious driveway offers ample off-street parking, while the rear reveals a truly enchanting private garden. Expertly landscaped, it features two elegant patio seating areas, ideal for al fresco dining and sunset gatherings, flowing seamlessly into a lush lawn framed by vibrant flowers and mature shrubbery. All of this is set against the spectacular backdrop of the Billing, creating an atmosphere that feels both tranquil and awe-inspiring.

Perfectly positioned for scenic countryside walks and within easy reach of highly regarded schools and Rawdon Town Street, this is more than just a home, it's a lifestyle.

Opportunities like this are rare. Early viewing is absolutely essential to experience the full charm, space, and beauty this remarkable home has to offer.

## WHAT OUR VENDORS SAY

Lakeside Chase has been at the heart of our family life since we moved back North from London, never imagining it would become our home for more than 20 years. We married 18 months after moving in, and 18 months later we welcomed our two boys. From their early years through school days, holidays, exams and adventures, this has been the place where we've shared everyday moments and made lasting memories together. Over time we extended and opened up the space to create a warm, practical home that works for family life—somewhere we can be together, relax and enjoy time with friends and loved ones. Now, as our boys take their next steps towards university, we're looking to sell as we move into the next chapter of our lives.

## 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.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 6RL

## APPROACH

As you approach this much loved family home, you immediately get the feeling of how safe the area is for children. Offering great kerb appeal and comprising:-

## ENTRANCE HALL

Offering an abundance of natural light and comprising composite entrance door to the front elevation. Encased radiator. Stairs to first floor.

## DOWNSTAIRS CLOAKROOM

5'5" x 2'5" (1.675 x 0.742)

Always useful to have. Comprising Upvc double glazed to the rear elevation. Low level w.c. Vanity unit with built in wash hand basin. Single radiator.

## FAMILY LOUNGE

16'9" into bay x 11'11" max (5.114 into bay x 3.652 max)

A spacious family lounge, great for relaxing with family and friends. Comprising Upvc double glazed window to the front elevation bay window. Living flame gas fire. Single radiator. TV point.

## MUSIC ROOM

8'4" x 7'11" max (2.544 x 2.431 max)

Currently being used as a music room, however the versatility is yours. Comprising Upvc double glazed French doors to the rear elevation leading into the garden with stunning views. Upvc double glazed windows to the rear. LTV flooring. Radiator. Inset spot lights.

## MODERN FITTED KITCHEN/DINER

12'10" x 6'10" (3.924 x 2.087)

A beautifully fitted open plan modern fitted kitchen with a wide range of high quality wall and base units with contemporary work surfaces over. Points for fridge freezer. Integral dishwasher. Integral fridge. Integral electric cooker with induction hob. Inset spot lights. LVT flooring.

## UTILITY ROOM

7'1" x 5'7" (2.171 x 1.707)

A great utility room comprising points for washer and dryer. Single radiator. Door leading to integral garage for storage.

## INTEGRAL GARAGE/STORAGE

Comprising double doors, power and light. Great storage space. Water and electric.

## FIRST FLOOR

### LANDING AREA

Comprising access to loft. Airing cupboard. Doors leading to:

### BEDROOM.1.

11'0" fitted wardrobes x 8'3" (3.374 fitted wardrobes x 2.517)

A fantastic double bedroom comprising Upvc double glazed windows to the rear elevation boasting breathtaking views. Fitted wardrobes. Single radiator.

### BEDROOM.2.

9'2" x 9'2" fitted wardrobe (2.811 x 2.797 fitted wardrobe)

Another double bedroom comprising Upvc double glazed window to the front elevation. Double radiator. Fitted wardrobes.

### BEDROOM.3.

9'4" x 8'4" (2.865 x 2.546)

Another great bedroom comprising Upvc double glazed window to the front elevation. Fitted wardrobe. Radiator.

### BEDROOM.4.

7'7" x 6'4" (2.314 x 1.937)

A good size single comprising Upvc double glazed window to the rear elevation boasting breathtaking views. Single radiator.

Tel: 01943 661506

## HOUSE BATHROOM

6'3" x 5'9" (1.925 x 1.769)

Comprising Upvc double glazed window to the front elevation. Bath with thermostatic shower over. Low level w.c. Vanity unit with built in wash hand basin. Fully tiled walls. Inset spotlights. Radiator.

## OUTSIDE

### PARKING/GARAGE FOR STORAGE

To the front of the property there is ample parking leading to an integral garage ideal for storage with power and light.

### REAR GARDEN

The rear garden reveals a truly enchanting private garden. Expertly landscaped, it features two elegant patio seating areas, ideal for al fresco dining and sunset gatherings, flowing seamlessly into a lush lawn framed by vibrant flowers and mature shrubbery. All of this is set against the spectacular backdrop of the Billing, creating an atmosphere that feels both tranquil and awe-inspiring.

### 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. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



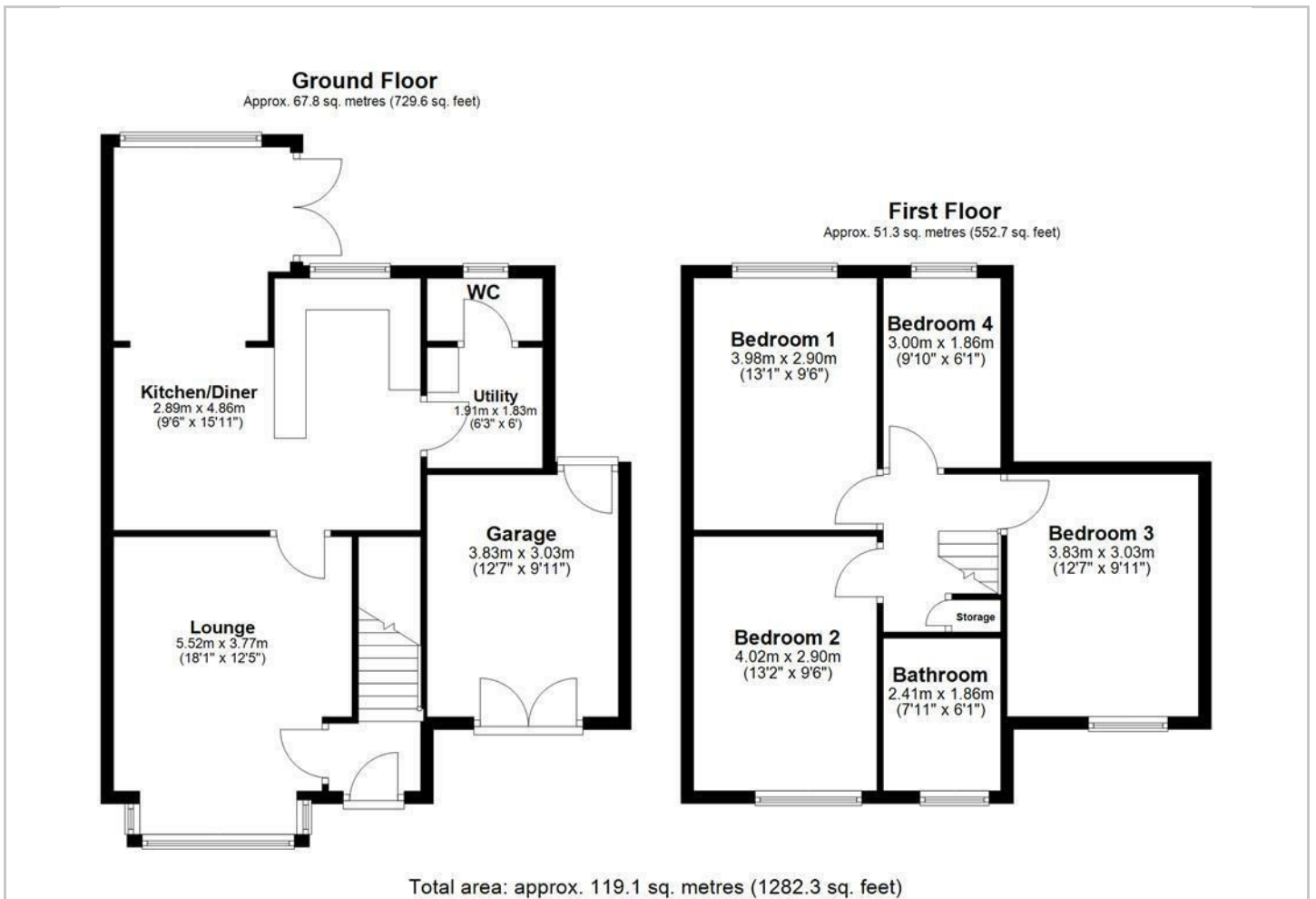
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.