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Apperley Lane, Leeds, LS19 6DA

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£300,000

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Nestled on Apperley Lane in the charming village of Rawdon, Leeds, this delightful pre-1900 period cottage is a true gem. Spanning over four floors and offering more than 1200 square feet of living space, this property beautifully combines traditional character with modern comforts.

As you enter, you are welcomed into a spacious living room that exudes warmth and charm, featuring a wood-burning stove set into a natural stone fireplace. This inviting space is perfect for cosy evenings or entertaining guests. The cottage boasts two well-proportioned reception rooms, providing ample space for relaxation and social gatherings.

The property includes two comfortable bedrooms, ideal for a small family or as a guest room. The bathroom is thoughtfully designed, ensuring convenience and functionality.

With its period features and contemporary touches, this cottage offers a unique living experience that is both stylish and practical. The location on Apperley Lane provides a peaceful setting while still being close to local amenities and transport links, making it an ideal choice for those seeking a blend of tranquillity and accessibility.

This charming cottage is a wonderful opportunity for anyone looking to embrace the character of a historic home while enjoying modern living. Don't miss the chance to make this enchanting property your own.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

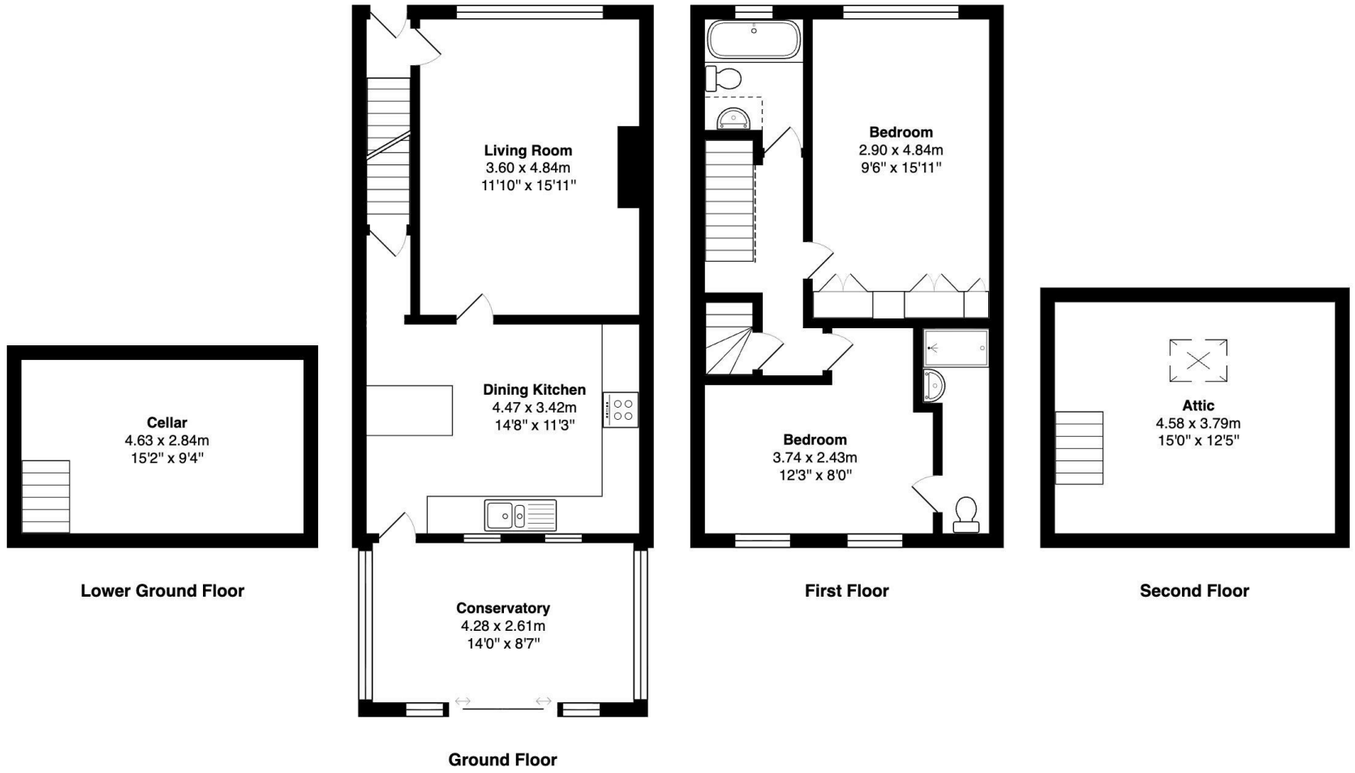
Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

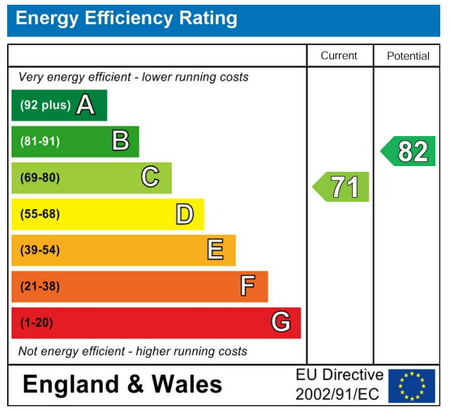
Tenure: Freehold
Council Tax Band: C

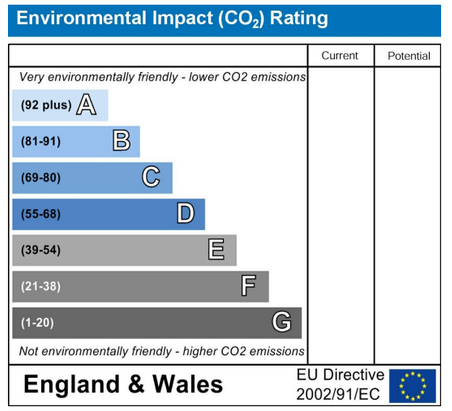


Total Area: 119.3 m² ... 1285 ft²

All measurements are approximate and for display purposes only

- Period cottage over four floors
- Spacious living room with stove
- Modern kitchen with appliances
- Two double bedrooms, one en-suite
- Heated conservatory with garden view
- Private, enclosed rear garden
- On-street parking available
- Close to Apperley Bridge station
- Direct path to Micklefield Park
- EPC rating C





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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