



Stoneycroft, Rawdon Leeds LS19 6EW

welcome to

Stoneycroft, Rawdon Leeds

A characterful mid-terrace home offering three well proportioned bedrooms, a beautiful garden room, and a stylish four-piece bathroom. Packed with charm throughout, the property also benefits from off-street parking, a private low-maintenance garden, and a highly desirable location.



Rawdon

Rawdon Village is located approximately 7 miles from Leeds City Centre. The village offers a variety of shops, bars, cafes, and restaurants. Nearby Yeadon, accessible by a short drive or bus ride, provides an even wider range of amenities. Regular bus services and the nearby Apperley Bridge Train Station, which connects to Leeds, Bradford, and surrounding areas, make commuting convenient. Rawdon falls within the catchment area of several well-regarded primary and secondary schools, making it ideal for families. The prestigious Woodhouse Grove School is also just a short drive away. Rawdon Billing offers beautiful countryside walks and ample green space, while the Rawdon Model Boat Club is a hidden gem.

Porch

Enter from the front into the porch with access into the kitchen.

Kitchen/Diner

A charming country-style kitchen featuring a selection of wall and base units topped with work surfaces that incorporate a traditional Belfast sink. A substantial range oven is set within a characterful tiled fireplace recess, with additional space available for further appliances. The tiled flooring complements the space beautifully, while a dining area provides plenty of room for a table and chairs, making it ideal for everyday living and entertaining.

Lounge

This inviting lounge is full of character and warmth, centred around an impressive exposed stone fireplace with a striking wood lintel, creating a natural focal point within the room. A log burner sits neatly within the hearth, enhancing the cosy atmosphere and making the space perfect for relaxing evenings. The room is further enriched by exposed wooden ceiling beams, adding charm and a sense of rustic authenticity, while still feeling bright and welcoming. Flowing seamlessly from the lounge, double doors open through to the kitchen, allowing for a sociable layout that is ideal for both everyday living and

entertaining.

Garden Room

A delightful garden room showcasing characterful exposed stone walls and an abundance of natural light. Stylish bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living—perfect for relaxing or entertaining.

First Floor Bedroom Two

A well-proportioned double bedroom featuring fitted wardrobes for convenient storage, complemented by charming exposed wooden ceiling beams that add warmth and character to the space.

Bedroom Three

A comfortable single bedroom offering space for essential furniture, ideal for a bed, wardrobe, and additional storage.

Bathroom

A well-appointed four-piece bathroom comprising a fabulous freestanding bath with elegant claw feet, a separate shower cubicle, WC, and hand basin, creating a stylish and functional space.

Second Floor Bedroom One

A spacious double bedroom set within the loft conversion, featuring attractive exposed wooden ceiling beams that add character and charm. A skylight allows for plenty of natural light, while built-in cupboards provide useful storage and maximise the available space.

Outside

A driveway to the front provides convenient off-road parking, while the rear boasts a beautifully designed low-maintenance garden. Thoughtfully arranged paved seating areas create perfect spots for relaxing or entertaining, all surrounded by an attractive selection of mature, well-established shrubs that add colour and character throughout the seasons.

Agents Note

The log burner has recently been serviced and is fully compliant with government guidelines.



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welcome to

Stoneycroft, Rawdon Leeds

- CHARACTERFUL MID TERRACE HOUSE
- THREE GOOD SIZE BEDROOMS
- BEAUTIFUL GARDEN ROOM
- STYLISH FOUR PIECE BATHROOM
- CHARACTER FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107344 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk