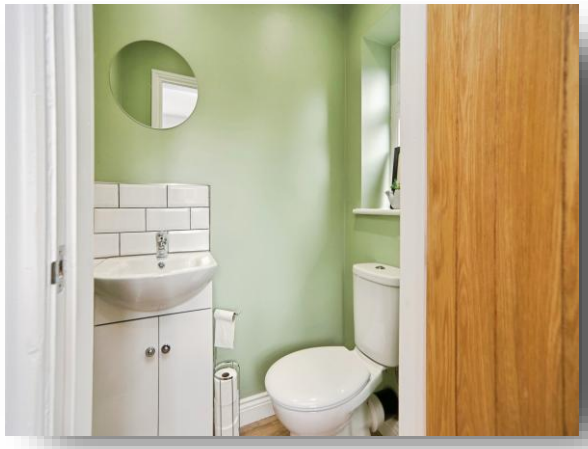
Axholme New York Lane,Rawdon Leeds LS19 6JJ

william h brown

welcome to

Axholme New York Lane, Rawdon Leeds

A beautifully presented extended four-bedroom semi-detached home with an open aspect to the front. Featuring a stunning kitchen/diner with bi-fold doors, two reception rooms, utility room, downstairs WC, principal suite with en suite, rear garden and large driveway, creating the perfect family home.



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.

Hallway
A welcoming hallway with an understairs cupboard and stairs leading to the first floor.

Living Room
This inviting living room features a striking exposed brick fireplace as its focal point, complete with a contemporary log burner that creates a warm and cosy atmosphere. A large bay window boasting an open aspect, floods the space with natural light, enhancing the room's character and providing an attractive outlook.

Lounge
The second reception room is a versatile and well-proportioned space, ideal for use as a formal dining room, family room, or home office.

Kitchen/Diner
The heart of the home is the impressive open-plan kitchen/diner, beautifully fitted with a range of modern grey shaker-style wall and base units, complemented by coordinating work surfaces and stylish metro-tiled splashbacks. Integrated appliances provide a sleek and practical finish, while the central island, incorporating a sink and additional storage cupboards, creates an excellent space for both food preparation and informal dining. The dining area offers ample room for a table and chairs, making it ideal for family meals and entertaining. Large bi-fold doors open seamlessly onto a decked seating area, allowing natural light to flood the space and creating a wonderful connection between the indoor and outdoor living areas.

Utility Room
The practical utility room is fitted with a range of storage cupboards and a sink with drainer, providing additional workspace and functionality. There is designated space for a washing machine, making it an ideal area for laundry and household tasks. The room also offers convenient access to the downstairs WC, adding further practicality to this well-designed family home.

Downstairs Wc
The downstairs WC is fitted with a WC and hand wash basin, providing a convenient facility for guests and everyday family use.

Bedroom Two
This double bedroom offers a comfortable and relaxing retreat, complete with a range of fitted wardrobes providing excellent built-in storage. The window to the front looks out onto open fields offering a pleasant outlook.

Bedroom Three
The double bedroom is well-proportioned and offers a bright, comfortable space with plenty of room for a range of freestanding furniture.

Bedroom Four
The single bedroom is a well-proportioned and versatile room, ideal for use as a child's bedroom, nursery, home office, or guest room.

Bathroom
The modern family bathroom is stylishly appointed with a contemporary white suite, enhanced by sleek black fittings that create a striking contrast. Attractive metro-style tiling adds a timeless touch, while a feature chrome vertical radiator provides both warmth and a stylish focal point. Finished to a high standard, the bathroom offers a bright and elegant space, perfectly suited to modern family living.

Master Suite
The impressive principal bedroom suite occupies the second floor, creating a private and spacious retreat. This generously proportioned room offers ample space for a range of bedroom furniture and benefits from useful eaves storage, providing practical solutions for keeping the space clutter-free. The bedroom is further enhanced by access to a modern en suite shower room, beautifully appointed with contemporary fixtures and fittings, making it an ideal sanctuary for relaxation and comfort.

En-Suite
The modern en suite shower room is stylishly fitted with a contemporary shower cubicle, low-level WC, and a hand wash basin set within a vanity unit offering useful storage below. Finished with modern fixtures and fittings, the space provides a sleek and practical addition to the principal bedroom suite, creating a private and comfortable environment for everyday use.

Externally
Externally, the property benefits from a large frontage, providing a generous driveway with ample off-road parking for multiple vehicles and an EV charging point. To the rear, the attractive garden has been designed for both relaxation and entertaining, featuring decked seating areas directly accessed from the dining room via the bi-fold doors. Beyond the decking, a well-maintained lawn offers space for children to play creating a wonderful outdoor setting for family life and social occasions.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

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Axholme New York Lane, Rawdon Leeds

- EXTENDED SEMI DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR GOOD SIZE BEDROOMS
- FABULOUS KITCHEN/DINER
- TWO STYLISH BATHROOMS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in the region of

£500,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107638

Property Ref:
YEA107638 - 0003

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william h brown

0113 250 6996

Yeadon@williamhbrown.co.uk

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

williamhbrown.co.uk

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.