



Park Square, Rawdon Leeds LS19 6GW

welcome to

Park Square, Rawdon Leeds

Stunning three double bedroom duplex apartment, featuring three bathrooms, a stylish open plan living/kitchen area, underfloor heating, communal gardens and two parking spaces. Boasting an impressive master suite with en suite and private balcony, all set within 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.

Entrance

Entrance via intercom entry system and coded access for added security, leading to stairs to apartment on 1st and 2nd floor

Hallway

Hallway providing access to rooms on first floor and stairs to second floor.

Kitchen/Living Room

A stunning open plan lounge/kitchen designed to create a spacious and sociable living environment, ideal for modern lifestyles. The lounge area is flooded with natural light from large windows with high quality shutters, enhancing the sense of space and creating a bright, airy atmosphere throughout with bi-fold doors opening to a Juliet balcony. Offering ample room for both comfortable seating and dining furniture, this impressive space is perfectly suited to relaxing, entertaining and everyday family living.

The kitchen has been thoughtfully fitted with a stylish range of contemporary wall and base units, complemented by quality work surfaces and attractive metro-style tiled splashbacks. Integrated appliances are seamlessly incorporated to maintain the sleek, streamlined appearance, while generous storage and preparation space ensure practicality is

matched by style. The kitchen also benefits from pull out pantries and pan storage corner unit. The open-plan design allows the kitchen to flow effortlessly into the living area, creating a versatile and welcoming hub of the home that is equally suited to casual dining, hosting guests and everyday living.

Bedroom Two

A generously proportioned double bedroom offering a bright and comfortable retreat, with ample space for a range of freestanding furniture. A comprehensive range of bespoke, high quality fitted wardrobes provides excellent storage whilst maximising floor space, creating a practical yet elegant room. Additionally, the windows are fitted with high quality shutters.

Bedroom Three/Office

A versatile and well-proportioned room currently configured as a home office and occasional bedroom, making it ideal for modern flexible living. The room benefits from a range of bespoke, high quality fitted storage and a built-in desk/workstation, providing an excellent environment for home working. A door leads directly to an en suite, adding a high level of convenience and making the room equally suited for use as a guest bedroom.

En-Suite

A stylish and well-appointed en suite shower room fitted with a contemporary three-piece suite comprising a shower cubicle, WC and hand basin. Finished to a modern standard, the en suite provides a convenient and private facility, perfectly complementing the adjoining bedroom accommodation.

Bathroom

A beautifully appointed contemporary bathroom, finished to a high standard with tiling throughout. The modern suite comprises a bath with an overhead rainfall shower and glazed screen, a sleek WC and a hand basin.

Upper Floor

Landing

With a room housing the boiler and tumble dryer.

Master Suite

Occupying the upper floor, this impressive principal bedroom suite provides a luxurious and private retreat, boasting generous proportions and an abundance of character. The spacious bedroom offers ample room for a range of furnishings, while extensive eaves storage (head height and boarded with light) and a large walk in cupboard with hanging space provide excellent practical space, ensuring the room remains both stylish and clutter-free.

The suite benefits from a modern en suite shower room with shower cubicle, wc and hand basin, adding convenience and exclusivity to this exceptional space. A particular highlight is the direct access to a large private balcony, where far-reaching views can be enjoyed, creating the perfect setting to relax and unwind and electronic Skylights allow the light to flow through. Combining space, privacy and outstanding views, this superb master suite represents a true sanctuary within the home.

Underfloor Heating

The underfloor heating is controlled via individual thermostats in each room and operated remotely via an app.

Externally

There is access to well maintained communal gardens and two allocated parking spaces.

Agents Notes

1, 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 property purchase does not go ahead.

2, There is public right of way via the path to the front.



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welcome to

Park Square, Rawdon Leeds

- STUNNING DUPLEX APARTMENT
- THREE DOUBLE BEDROOMS & THREE MODERN BATHROOMS
- OPEN PLAN LIVING/STYLISH KITCHEN
- MASTER SUITE WITH EN-SUITE & PRIVATE BALCONY
- DESIRABLE LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1300.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107482 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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