



£475,000

4 Bedroom Semi-Detached House for sale

Meadow Bank House Springwood Road, Rawdon, Leeds



EweMove
SALES AND LETTINGS



Overview

OPPORTUNITY KNOCKS! A majestic and unique stone-built character home nestled among other historic buildings in the sought-after Little London area of Rawdon. On the market for the first time since 1976-don't miss your chance to view!



Key Features

- EWEMOVE are OPEN 24/7 for CALLS & LIVE CHAT with humans!
- Historical 4-bedroom stone-built character home dating back to the 1770's with period features.
- 2 reception rooms with period features, each room with a log burner
- Attractive and stylish modern kitchen with AGA dual fuel range cooker
- 3 double bedrooms & a single bedroom used as a study
- Elevated position with panoramic westerly views
- Excellent commuter location for Leeds and Bradford by road or rail
- Local schools, shops and eateries. Close to Guiseley, Yeadon and Horsforth.









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Perched in an elevated and peaceful location, this home boasts magnificent panoramic views and glorious sunsets. Rarely do properties of such character and individuality become available, offering an abundance of charm and history. Contact EweMove anytime, day or night, to secure your viewing!

History & Heritage:

Meadow Bank House, located on the western side of Rawdon near open countryside, was built by John Grimshaw, born in 1756 in Calverley. Originally a farm building alongside its adjoining property, Pennygate, both are believed to have been constructed in the 1770s. A previous owner, born in 1880, was an elocutionist who lived at Meadow Bank House until the mid-1970s.

Accommodation Overview:

- The central entrance hall leads to a spacious living room and dining room, with the kitchen and step-down utility room positioned at the rear.
- Upstairs, the galleried landing provides access to three double bedrooms and a single bedroom, currently used as a home office.
- While the property does not have a rear garden, the charming front



patio garden enjoys sunshine throughout the day-perfect for relaxing and entertaining.

- Unrestricted on-street parking is available at the front of the property.

Location & Connectivity:

Rawdon village is ideally situated for commuters, offering:

- Easy access to the A65 for Leeds city centre and the A658 for Bradford.
- Nearby train stations at Apperley Bridge and Horsforth, providing quick connections to Leeds, Bradford, Harrogate, and York.
- Leeds Bradford Airport is just a 10-minute drive away, offering both domestic and international flights.

Rawdon itself features a variety of local shops and eateries, a recently rebuilt secondary school, and a primary school. The surrounding areas-Horsforth, Yeadon, Guiseley, and the market town of Otley-offer a wide range of shopping and supermarket options.

For outdoor enthusiasts, Rawdon Billing (with its scenic lake), Cragg Wood Conservation Area, Esholt Woods, Baildon Moor, Yeadon Tarn and Otley Chevin Forest Park provide beautiful walking trails just a short drive away.

Additional Information:

- Utility Connections: Gas, electricity, and mains drainage.
- Mobile & Broadband Availability: Ultrafast full-fibre broadband (up to 1600 Mbps) available via Openreach (including Sky). Best mobile connectivity via O2 (check provider for specifics).
- Flood Risk: Very low for both rivers/sea and surface water.
- Restrictive Covenants: No indicators found.
- Council Tax: Band E (Leeds City Council, 2024/2025 - £2,525).
- Conservation Area: Yes.

Entrance Hall

Central hallway leading to the living room, dining room, kitchen and stairs.

Living Room

13' 3" x 12' 7" (4.04m x 3.84m)
A charming west-facing living room featuring an attractive fireplace with a log burner-perfect for cosy nights in. Deep Georgian-style uPVC windows, adorned with elegant oak shutters and detailed architrave, allow ample natural light to flood the space

Floorplans



Meadow Bank House, Springwood Road, Rawdon, Leeds, LS19

APPROX. GROSS INTERNAL FLOOR AREA 1310 SQ FT 121.6 SQ METRES



Denotes restricted
head height



GROUND FLOOR



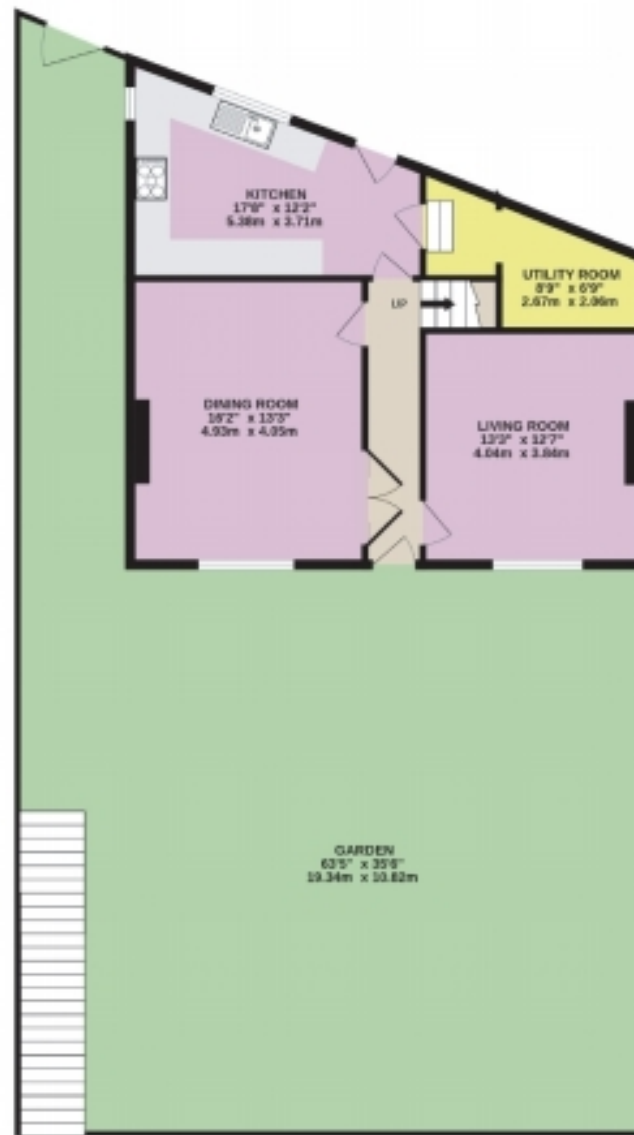
FIRST FLOOR

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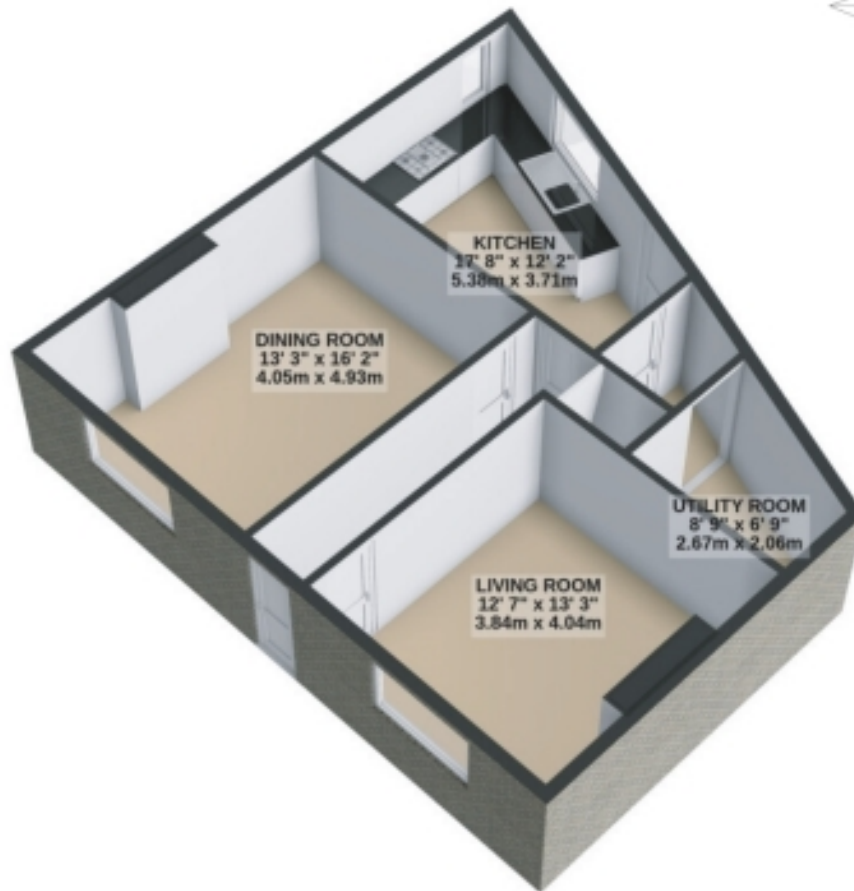


Floorplans

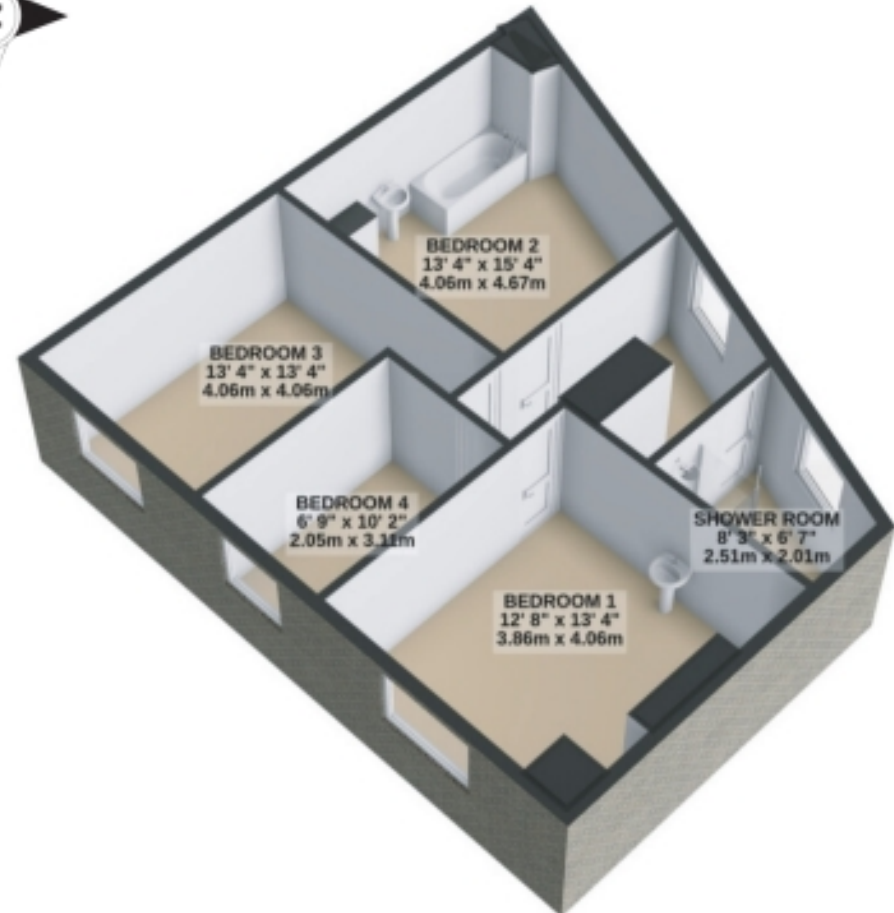


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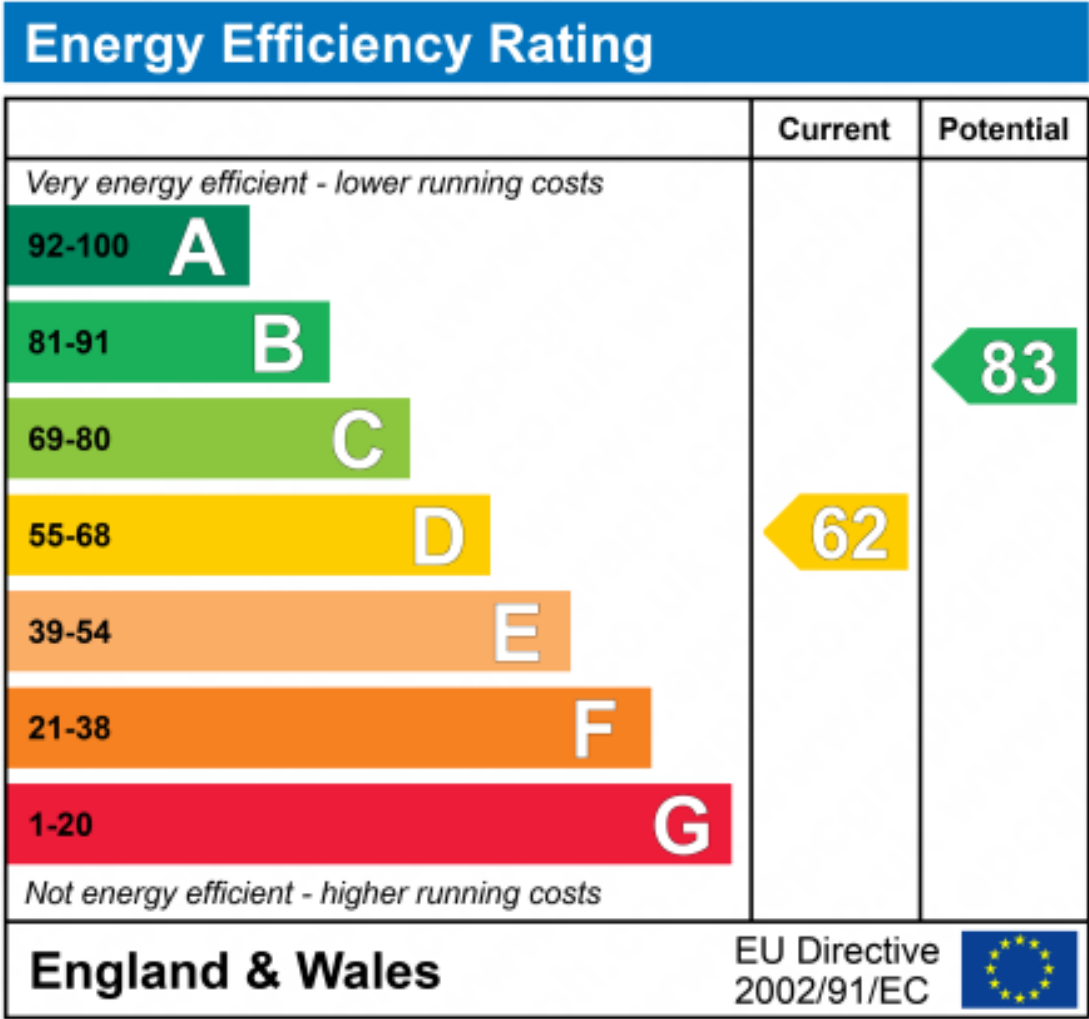
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Marketed by EweMove Otley & Guiseley

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