



# TWO FIRS

RAWDON



# WELCOME HOME

Nestled in the heart of Craggwood Conservation Area, one of North Leeds' most prestigious locations, this remarkable family home is a true gem. Perfectly balancing elegance and comfort, this spacious residence is designed for those who appreciate comfort and practicality in equal measure. Set on a generous, private plot with secure electronic gates, ample parking, and both integral and separate garages, this home offers a sanctuary of peace and exclusivity. As you step inside, you'll find that the property is impeccably presented throughout. The expansive reception areas flow seamlessly, creating a welcoming atmosphere ideal for both family life and entertaining.









# FEAST YOUR EYES

The heart of the home is undoubtedly the large family dining kitchen, a space that brings everyone together. It's a room designed for modern living, where cooking and dining merge effortlessly, offering everything from casual breakfast bar meals to grand dinner parties.







This home doesn't just stop at one or two reception rooms – it boasts four distinct areas, each with its own character and purpose. Whether you're hosting guests in the elegant lounge, enjoying a movie night in the cozy snug, or letting loose in the vibrant games room, there's a space for every occasion and every mood. The versatility of these rooms is a standout feature, allowing you to adapt the home to your lifestyle.

















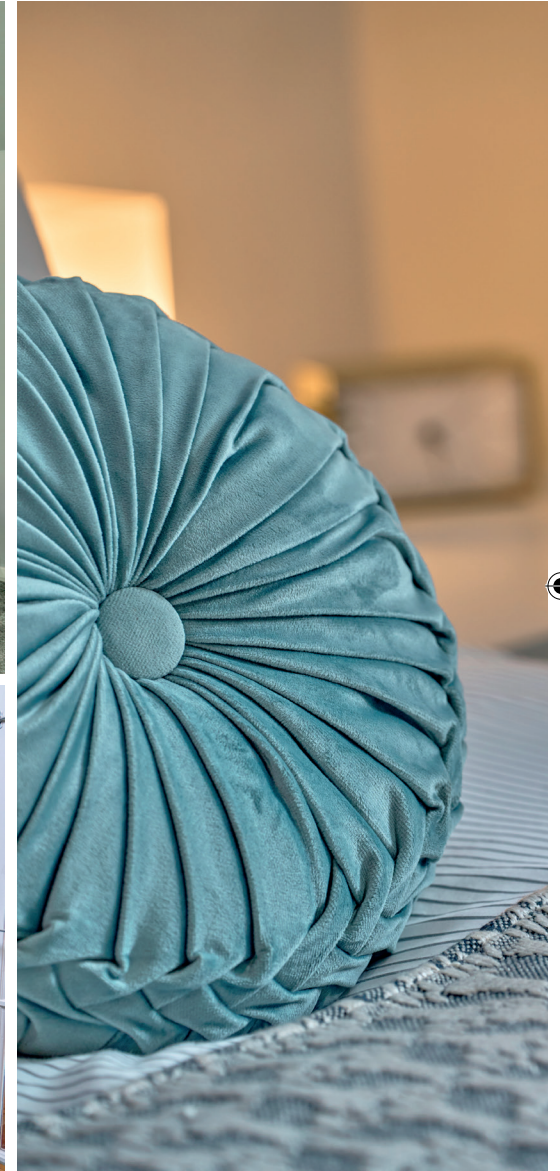


# SWEET DREAMS

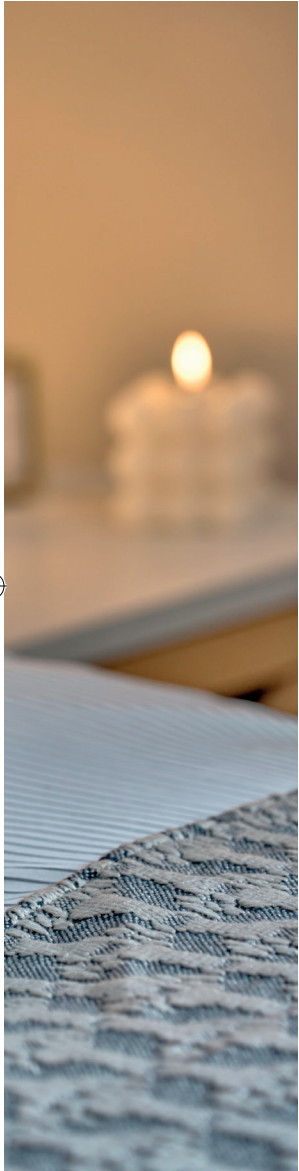
When it comes to the bedrooms, comfort and style are key. There are four generously sized bedrooms, each thoughtfully designed with a keen eye for detail. The principal suite is a true retreat, with high ceilings, abundant natural light, and a wall of fitted wardrobes that cater to all your storage needs. The accompanying ensuite bathroom is a modern sanctuary, offering a perfect spot to unwind at the end of the day. The other bedrooms are equally impressive, each with unique features like a play den or charming skylights that create a warm and inviting atmosphere.

























For those who value practicality, this home delivers in spades. A useful utility room keeps the household running smoothly, with plenty of space for laundry and extra storage. The integral garage provides convenient access from the house, making those rainy day dashes with groceries a breeze. And with an additional separate garage, you have all the room you need for vehicles, hobbies, or even a workshop.











# STEP OUTSIDE

Outside, the gardens are a true highlight. Designed for both relaxation and recreation, the outdoor space is as versatile as it is beautiful. From vegetable plots for the green-fingered to lush lawns perfect for children's play, there's something for everyone. The private rear terrace is a showstopper, featuring a sleek glass-covered veranda with infrared heaters and concealed lighting, creating an ideal spot for year-round outdoor enjoyment. And, of course, there's the hot tub – the perfect place to unwind under the stars. A charming summerhouse adds another layer of appeal, providing a convenient spot to change before a soak in the tub.







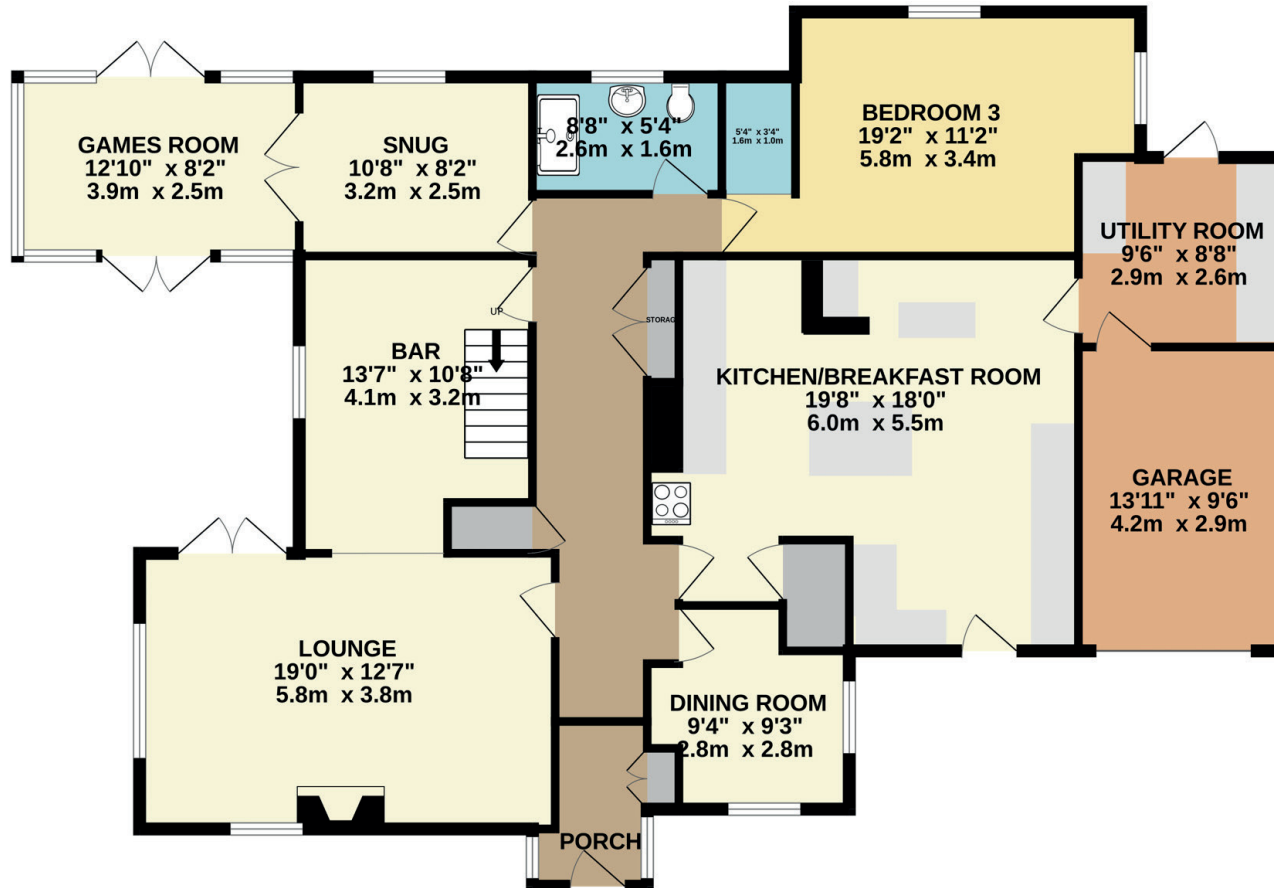


# OUT & ABOUT

The location is simply unbeatable. The 'Craggwood Conservation Area' is a serene and leafy enclave, offering delightful woodland walks and a rich history. Yet, despite its peaceful setting, the home is just minutes from all the amenities you could need. Rawdon Golf Club is close by, as are excellent schools, village shops, and convenient road, rail, and air links. Whether you're commuting into Leeds, catching a train to York or Harrogate, or jetting off from Leeds Bradford International Airport, everything is within easy reach.

This exceptional property is a rare find in such a sought-after location, and it's ready for you to move in and start enjoying the lifestyle it offers. With its blend of character, thoughtful design, and prime location, this home is sure to attract a lot of interest. Don't miss your chance to make it your own – contact Enfields Wharfedale today to arrange a viewing.

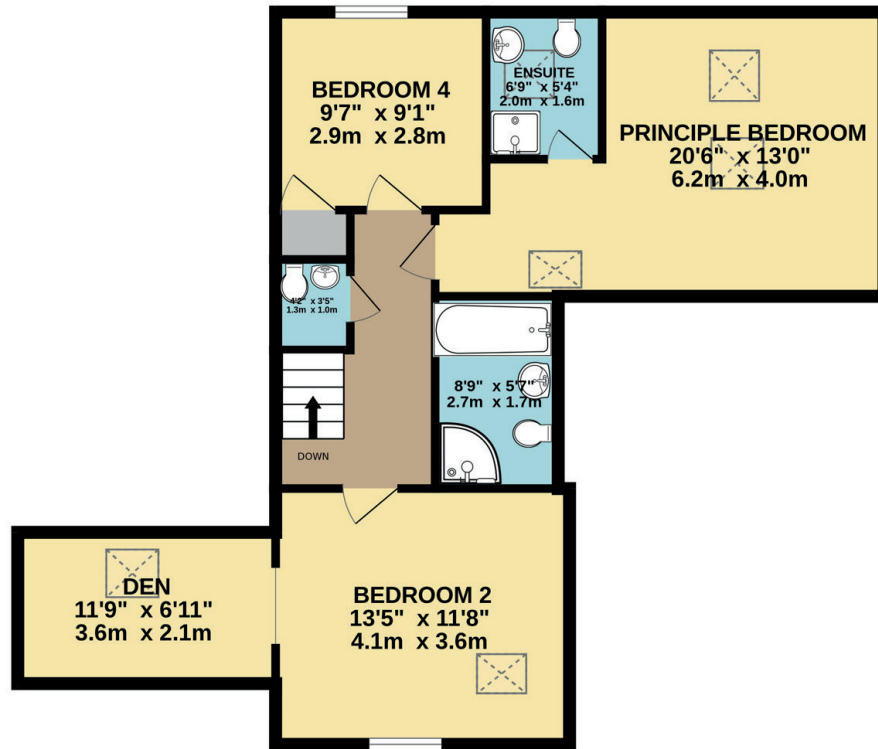
GROUND FLOOR  
1595 sq.ft. (148.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



1ST FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 2450sq.ft. (227.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# KEY FEATURES

- Four Bedroom Detached Home
- One Of Leeds' Most Prestigious Locations
- Flexible Living Accommodation Mixing Character And Comfort
- Four Reception Rooms Including Lounge, Snug And Games Room
- Downstairs Second Bedroom With Shower
- Principle Bedroom With Fitted Wardrobes And En-Suite
- Spacious And Family Friendly Kitchen Diner With Separate Formal Dining Room
- Utility Room And Integral Garage With A Second Detached Garage
- Large Plot With Beautiful And Well Stocked Gardens As Well As Multiple Entertaining Areas





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To view Two Firs

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