



THE FENIX, UNDERWOOD DRIVE, RAWDON, LS19 6LA

Leeds city centre – 6 miles

Bradford – 6 miles

M1 motorway – 7 miles

Leeds/Bradford International Airport – 3½ miles

The sale of The Fenix offers an increasingly rare and arguably the last opportunity to acquire a property in this highly regarded area with exceptional development potential. Options include continued updating of the bungalow in its current format, increasing the current footprint and adding a second storey or even demolishing the existing building and replacing the same with a substantial new build family residence, all of which would be subject to planning approval. The outstanding feature of The Fenix are the wonderful private and extensively stocked south facing formal gardens with views across the Aire Valley.

The local suburbs of Rawdon, Horsforth and Guiseley are all within easy travelling distance, each offering a wide range of local amenities as well as primary and secondary schools. Leeds, Harrogate, Ilkley and Bradford are also accessible together with the regions motorway infrastructure for travel further afield. The popular and highly regarded Woodhouse Grove School is literally within walking distance, likewise the new railway station in Apperley Bridge providing direct rail access into Leeds city centre and commuting to London within 2½ hours.

The accommodation, extending overall to almost 4,500 sqft, briefly includes a light spacious reception hall with guest cloakroom. There are three well proportioned reception rooms all facing due south with aspects over the formal gardens and a large breakfast kitchen with a comprehensive range of fitted units. The principal bedroom enjoys dual aspect over the gardens, has two ranges of built in wardrobes and a lovely large en suite bath/shower room.

A SIGNIFICANT INDIVIDUAL DETACHED BUNGALOW, SET IN STUNNING PRIVATE GARDENS OF APPROXIMATELY 1½ ACRES AND SITUATED ON THE FRINGE OF THE MUCH SOUGHT AFTER CRAG WOOD CONSERVATION AREA OF RAWDON.



Bedroom two also has built in wardrobes and an en suite shower room, a third bedroom suite with private shower room and a fourth bedroom. The extensive lower ground floor comprises two large store rooms, utility area, gardener's WC and garden room. This area could be converted to form additional living space if preferred, subject to approval.

A private access leads up from Underwood Drive shared by just two additional properties and opens to a private driveway and forecourt to the rear of the bungalow. This provides ample parking for several vehicles and in turn gives access to the detached double garage. The outstanding feature of The Fenix is unquestionably the stunning private mature formal gardens with extensive lawns and wealth of mature trees and in all extends to approximately 1½ acres.

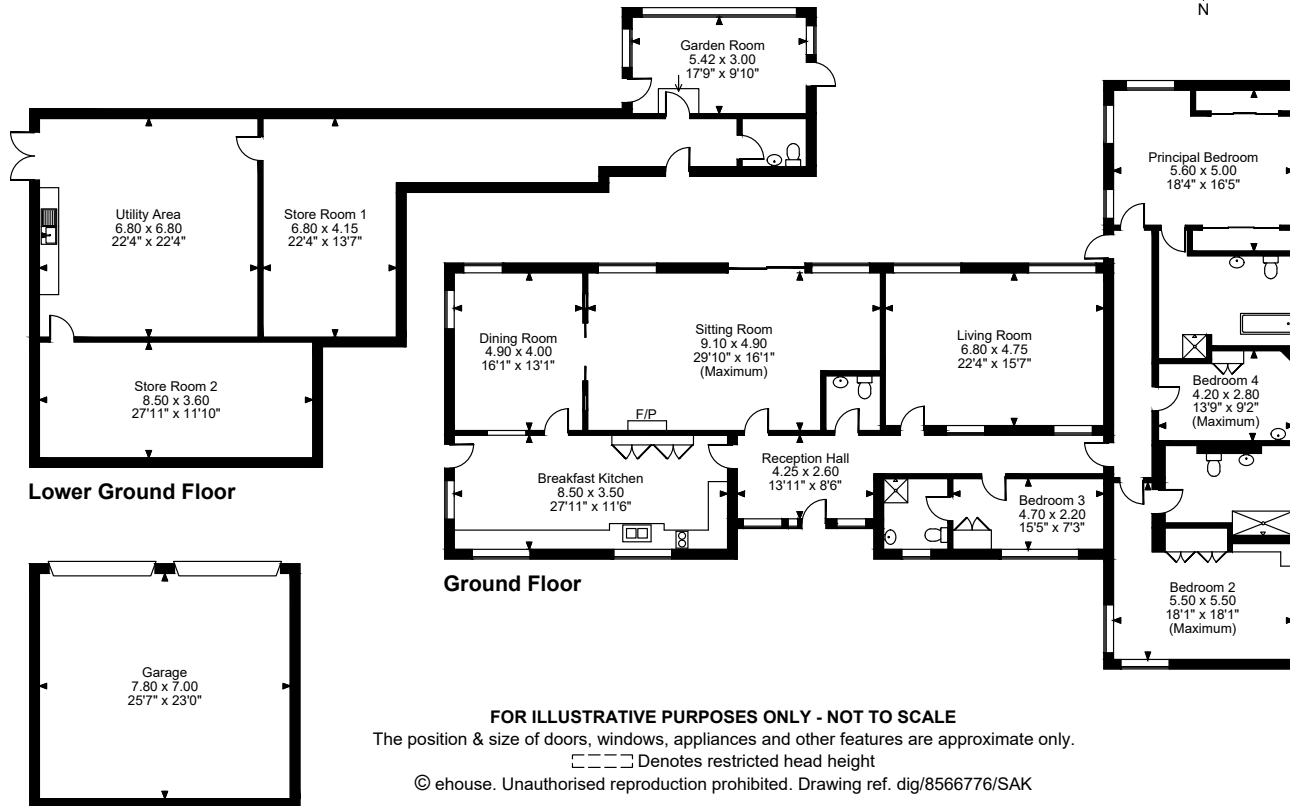
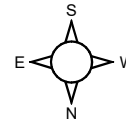
ADDITIONAL INFORMATION

Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

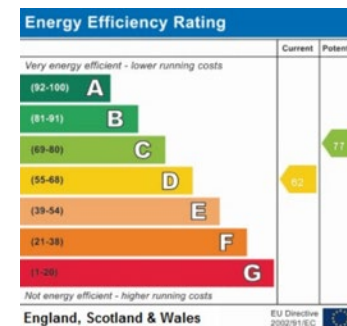
Directions - LS19 6LA: From Leeds city centre proceed on the A65 through Horsforth and at the roundabout on the outer ring road, continue straight on towards Skipton, turning left onto Micklefield Lane at the traffic lights. At the next set of lights turn left onto Apperley Lane and after approximately ½ a mile turn left into Woodlands Drive. Proceed for approximately ¼ of a mile and bear right onto Underwood Drive and The Fenix is the last property on the left.



The Fenix, Underwood Drive, Rawdon
Approximate Gross Internal Area
Main House = 4,494 sq ft / 418 sq m
Garage = 588 sq ft / 55 sq m
Total = 5,082 sq ft / 472 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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