



26 SECOND AVENUE RAWDON

LS19 6NH

Asking price £270,000

FEATURES

- Now In Need Of Renovation
- Semi-Detached Property
- Entrance Hall And Sitting Room
- Kitchen With Dining Area
- Three Bedrooms, Bathroom And Separate WC
- Driveway And Two Outside Stores
- Ideal For Those Looking For A Project
- Freehold / EPC Rating D / Council Tax Band B
- Terrific Corner Plot With Scope To Extend Subject To Necessary Permissions
- Head Of A Cul-De-Sac Close To Amenities and Benton Park School



3 Bed Semi-Detached With Terrific Potential Now In Need Of Renovation

The accommodation with SEALED UNIT DOUBLE GLAZING, GAS FIRED CENTRAL HEATING and with approximate room sizes comprises:

Ground Floor

Entrance Hall

With a double glazed entrance door and stairs up to the first floor.

Sitting Room 15'1" x 13'0" (4.60m x 3.96m)

With a feature fireplace having a wooden surround, wood effect flooring, ceiling cornice, radiator and window to the front elevation.

Kitchen 10'3" x 9'2" (3.12m x 2.79m)

With a range of base and wall units incorporating cupboards and drawers and having coordinating work surfaces with a tiled splash back. Inset one and a half bowl sink with mixer tap, integrated electric oven with a four ring gas hob having a stainless steel hood over. Plumbing for an under counter appliance, wall mounted central heating boiler, pantry cupboard, radiator and window to the rear elevation.

Dining Area 9'3" x 9'1" (2.82m x 2.77m)

With base and wall cupboards, radiator and window to the rear elevation.

First Floor

Landing

With window to the side elevation.

Bedroom 1. 11'11" x 11'3" (3.63m x 3.43m)

With radiator and window to the front elevation.

Bedroom 2. 12'2" x 9'1" (3.71m x 2.77m)

With radiator and window to the rear elevation.

Bedroom 3. 8'8" x 8'5" max with protruding bulkhead (2.64m x 2.57m max with protruding bulkhead)

With radiator and window to the front elevation.

Bathroom

With a panelled bath having an electric shower over and pedestal wash hand basin. Part tiled walls, radiator and window to the side elevation.

Separate WC

With a low suite wc and window to the side elevation.

Outside

The property stands on a terrific corner plot with tremendous scope and potential to extend subject to the necessary planning permissions and building regulations. To the front there is a block paved driveway with an electric charging point and two outside stores providing useful storage. To the rear there is a large lawned garden with decked area idea for a growing family to enjoy.

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: Driveway

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

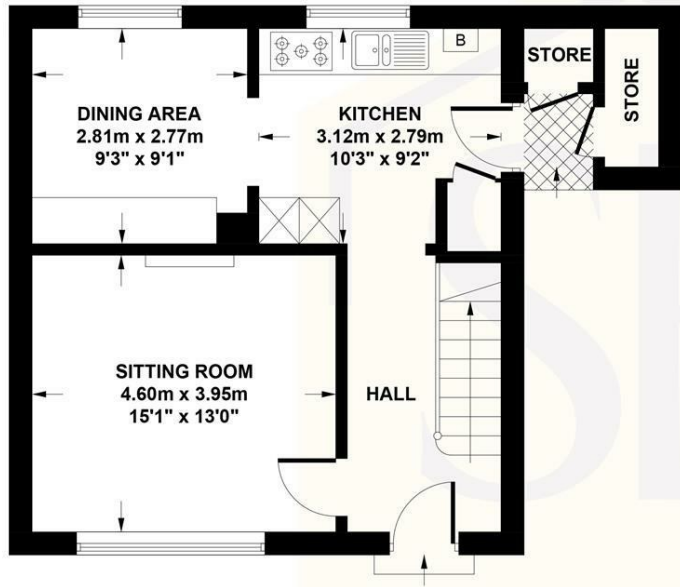
Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

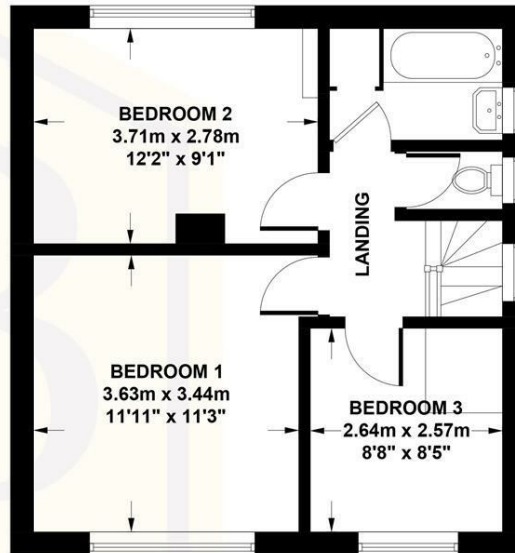


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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



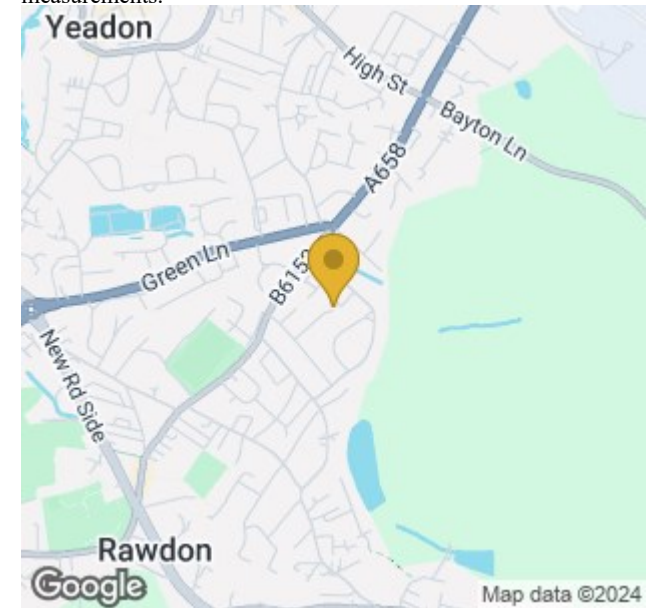
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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