



16 FIRST AVENUE RAWDON LS19 6NJ

Asking price £325,000

FEATURES

- Smartly Presented Semi-Detached On A Corner Plot
- Elegant Sitting Room With Bay Window
- Three Bedrooms & Smart House Bathroom
- Situated At The Head Of A Popular Cul-De-Sac
- Potential To Create Further Accommodation Subject To The Necessary Permissions
- Entrance Porch & Entrance Hall With Stained Glass
- Light & Airy Modern Dining Kitchen
- Gardens To Three Sides Ideal For Outdoor Entertaining
- Freehold / EPC Rating C / Council Tax Band C
- Thoughtfully Modernised Whilst Retaining The Property's Original Features



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Smartly Presented 3 Bedroomed Semi-Detached On A Corner Plot

The Accommodation...

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

Ground Floor

Entrance Porch

With double glazed entrance doors having side screens and providing a very useful space for shoes.

Reception Hall

Having an original door with beautiful stained glass, oak effect flooring, ceiling cornice, radiator and stairs up to the first floor.

Sitting Room 12'9" x 11'8" (3.89m x 3.56m)

An elegant reception room having a feature cast iron fireplace having a brick interior, granite hearth and wooden surround. Ceiling cornice and rose, picture rail, fitted alcove shelving and base cupboards, radiator, oak effect flooring and delightful bay window to the front elevation.

Dining Kitchen 18'2" x 11'9" (5.54m x 3.58m)

A modern light and airy dining kitchen having a range of base and wall units incorporating cupboards, drawers and wooden work surfaces with a tiled splash back. Inset one and a half bowl sink with mixer tap, integrated appliances including a fridge/freezer, slimline dishwasher, washing machine and freestanding gas stove with stainless steel hood over. Useful pantry, cupboard housing the central heating boiler, picture rail, radiator, oak effect flooring, radiator, door to the side and two windows to the rear elevation overlooking the rear garden.

First Floor

Landing

With access to the boarded roof void and window to the side elevation.

Bedroom 1. 14'7" x 11'0" (4.45m x 3.35m)

A good sized double bedroom enjoying a bay window to the front elevation with an attractive outlook down the cul-de-sac. Picture rail and radiator.

Bedroom 2. 11'4" x 10'11" (3.45m x 3.33m)

Another double bedroom having ceiling cornice, radiator and window to the rear elevation.

Bedroom 3. 7'10" x 6'11" (2.39m x 2.11m)

Currently used as a single bedroom, but could be easily be utilised as an office for those working from home with a window to the front elevation.

Bathroom

A smart house bathroom with a white suite comprising a panelled bath with shower over and pedestal wash basin. Heated towel rail, part tiled walls, tiled floor and window to the rear elevation.

Separate WC

With a low suite w.c, wash basin, tiled floor and window to the side elevation.

Outside

The property stands on a great corner plot having enclosed gardens to three sides. To the rear there is a generous gravelled area with flower borders ideal for outdoor entertaining with a further flagged patio to the side with outside tap, power point and outside storage. Accessed with some steps is a lawned area with flower borders having mature shrubs and plants. A driveway for two vehicles provides off road parking with a garage having light and power providing excellent storage.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Certificate of Proposed Lawful Use or Development: The submitted proposal details the extension to the gable, dormer window to the rear and rooflights to the front and single storey rear extension.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone



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

Viewing Arrangements

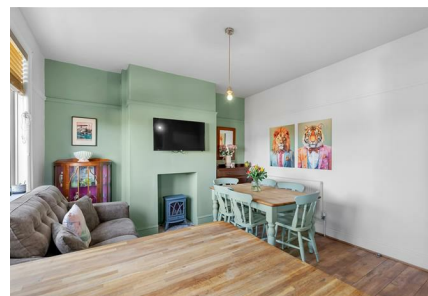
We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

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.

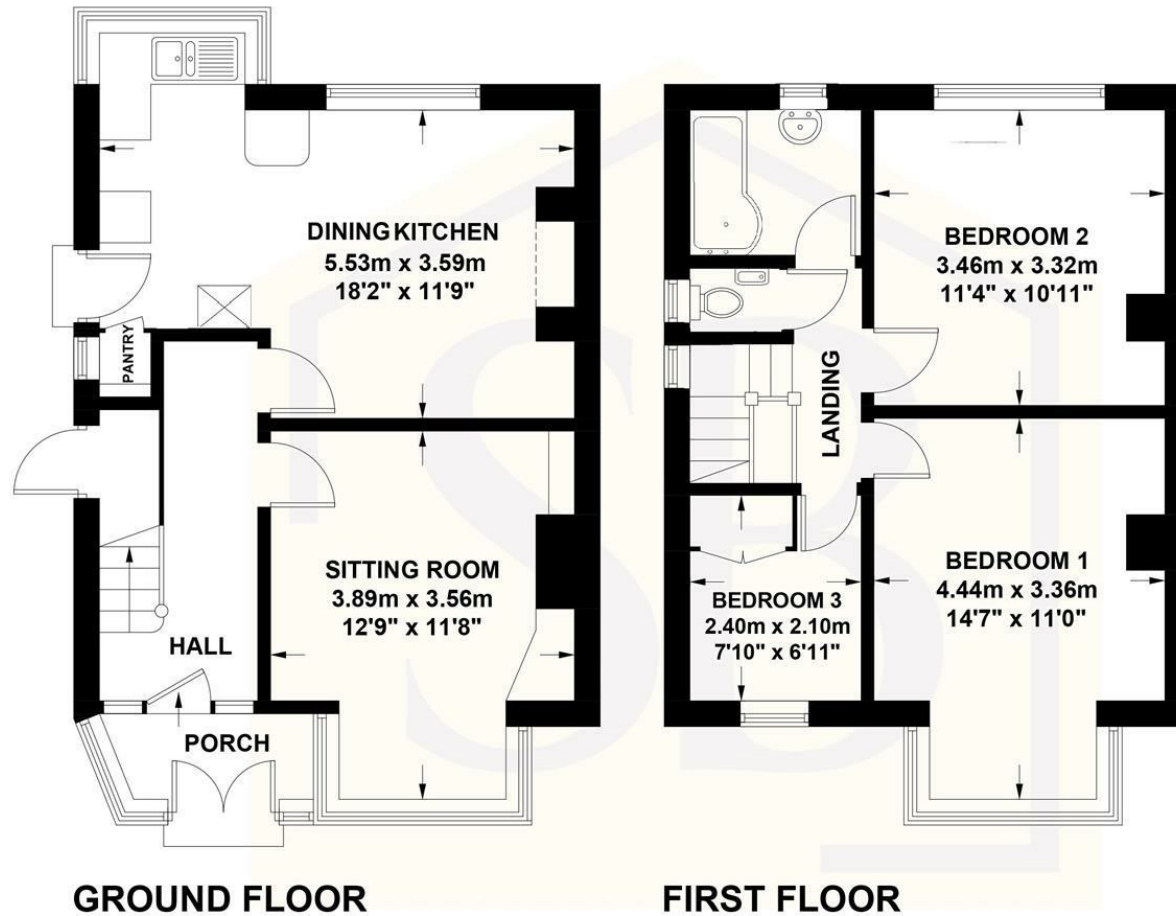
Please Note


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.



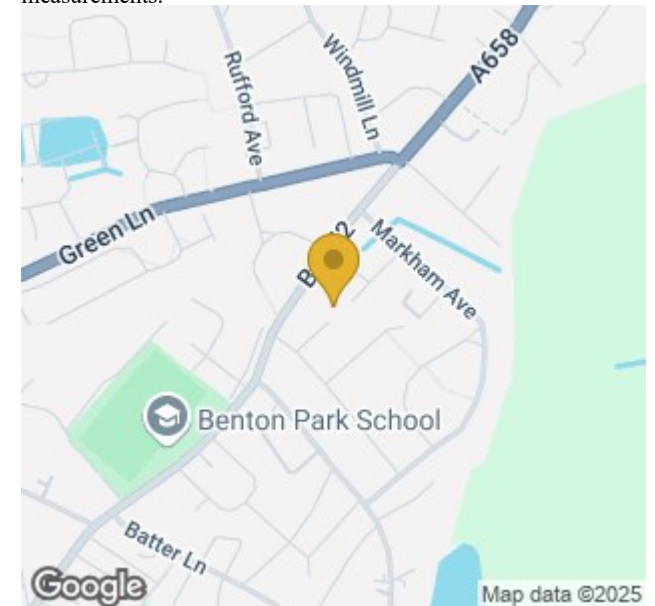
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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