



3 GREENACRE PARK RISE RAWDON LS19 6RU

Asking price £325,000

FEATURES

- Modern & Beautifully Presented Semi-Detached Family Home
- Entrance Hall & Three Good Sized Double Bedrooms
- Detached Double Garage And Driveway For At Least Two Cars
- Ideal For A Growing Family To Enjoy
- Popular Residential Area With Excellent Primary & Secondary Schools
- Superb Open Plan Living Space Incorporating A Sitting Room & Dining Kitchen
- Luxurious & Stylish House Bathroom With Three Piece Suite
- Enclosed Low Maintenance Astro Turfed Rear Garden
- Freehold / Council Tax Band C / EPC Rating D
- Close to Local Amenities & Transport Links



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautifully Presented Three Bedroomed Semi-Detached Family Home

The Accommodation...

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

Ground Floor

Entrance Hall

With double glazed entrance door, ceiling cornice and radiator.

Sitting Room 15'7" x 12'1" (4.75m x 3.68m)

A generous light and airy room reception room enjoying a bow window to the front elevation. Contemporary feature fireplace housing a fitted gas fire, two wall light points, ceiling cornice, radiator and adjoining:

Living Dining Kitchen 17'3" x 15'6" (5.26m x 4.72m)

A modern and stylish living dining kitchen with a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with upstands. Inset stainless steel sink unit with mixer tap, integrated appliances including a fridge/freezer and electric oven with a four four ring gas hob having an extractor over. Plumbing for an automatic washing machine and dishwasher, recessed spotlights, vinyl flooring, understairs storage cupboard, door to the side elevation and patio door out to the rear garden.

First Floor

Landing

With window to the side elevation.

Bedroom 1. 13'7" x 9'1" (4.14m x 2.77m)

A good sized double bedroom with ceiling cornice, radiator and window to the front elevation.

Bedroom 2. 11'8" x 9'1" (3.56m x 2.77m)

Another double bedroom with ceiling cornice, fitted cupboard, radiator and window to the rear elevation.

Luxurious House Bathroom

A beautifully appointed and recently fitted family bathroom with a white three piece suite comprising a panelled bath fixed head and shower attachment, low suite w.c and vanity unit. The walls and floor have been fitted with Mermaid boarding, recessed spotlight and window to the rear elevation.

Second Floor

Accessed via the original 3rd bedroom with window to the front elevation.

Bedroom 3. 15'4" x 11'6" (4.67m x 3.51m)

With velux window and radiator.

Please be aware the loft conversion was already done prior to the ownership of current owner and previous owner so no documentation is available. An indemnity policy paid for by the vendor will be offered to the prospective buyer.

Outside

The property stands on a generous plot with off road parking for at least two vehicles to the front and a detached double garage 19'4" x 15'7" providing excellent storage. To the front of the property there is a lawned area with a path leading to the enclosed and low maintenance astro turfed rear garden with raised borders and a flagged patio ideal for outdoor entertaining.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking For At Least Two Cars.

Building Regulations: Please Be Aware That We Have Been Notified By Our Client That We Are Unable To Provide Any Building Regulations Documents For The Alterations That Have Been Carried Out To The Property. Interested Parties Are Advised They Must Satisfy Themselves With Their Own Legal Representative With Regards To This. An indemnity policy paid for by the vendor will be offered to the prospective buyer.

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 coverage is available to the four main carriers (O2, EE, Three & Vodafone). For further information please refer to: <https://checker.ofcom.org.uk>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 102.0 m² ... 1098 ft²

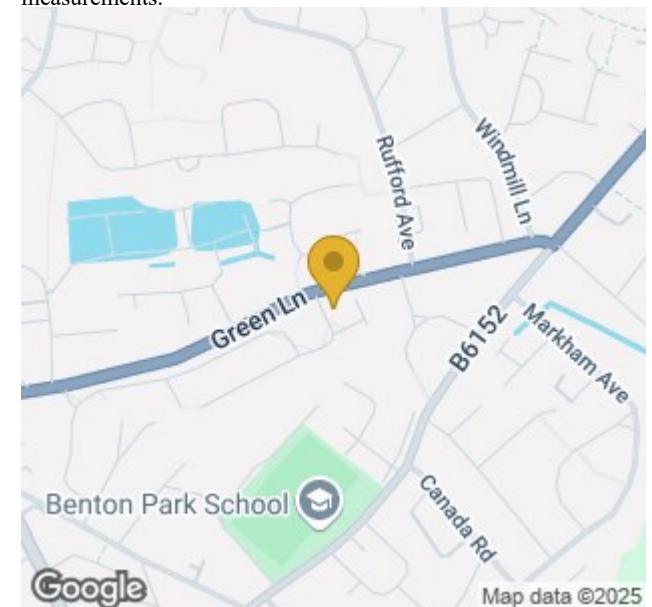
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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
info@shanklandbarracclough.co.uk
www.shanklandbarracclough.co.uk

**SHANKLAND
BARRACLOUGH**
 ESTATE AGENTS