



6 London Street, Rawdon  
£300,000

Offered with no onward chain!

Delightful two bedroom cottage located in the highly desirable Little London area of Rawdon. This charming property was built in the 1800s and simply oozes character.

Offered with no onward chain a charming two double bedroom stone terrace with fully enclosed cottage gardens ideally located close to local amenities.

Situated in the highly regarded Little London conservation area of Rawdon, the property briefly comprises entrance porch, spacious lounge with feature fireplace and beamed ceiling, character kitchen with beamed ceiling stone flooring, integrated appliances and walk in pantry.

On the first floor there is a large primary bedroom with built in wardrobe, a further double bedroom and bathroom with shower facilities.

To the outside there is a fully enclosed, Southerly facing, low maintenance cottage style garden perfect for entertaining.

### AREA GUIDE

The Little London area of Rawdon is a designated Conservation area and is renowned for its traditional character properties. Within the Rawdon vicinity there are a range of excellent primary and high schools. The cafes, restaurants, newsagents and

butchers that make Rawdon Village so desirable are close by. Apperley Bridge train station is a short walk away as is Micklefield Park and Rawdon Golf/Padel Club



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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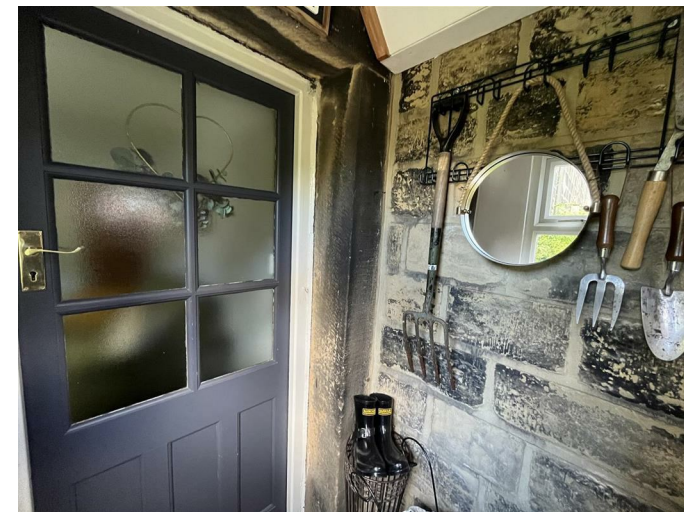
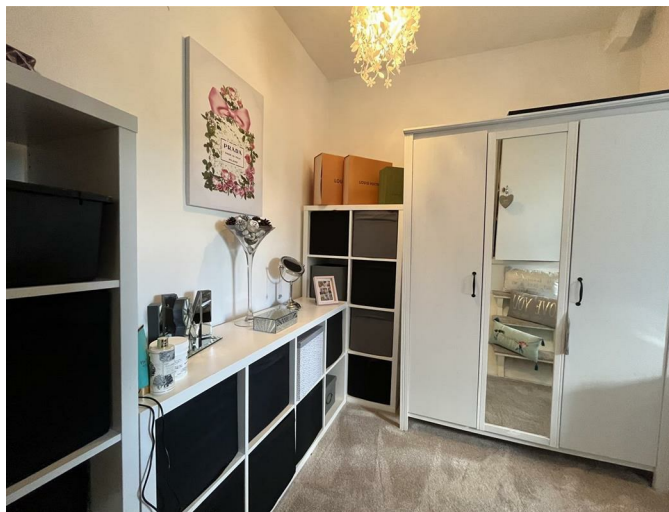
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SALES & LETTINGS





### **COUNCIL TAX BAND**

Band C

### **EPC**

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### **EPC RATING**

E

### **FIXTURES AND FITTINGS**

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### **MEASUREMENTS**

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A

DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### **MOBILE SIGNAL/BROADBAND COVERAGE**

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### **NOT VENDOR CHECKED**

Please note this brochure has not been vendor checked and is subject to alteration

### **PARKING**

The parking at the property is Street Parking

### **PROPERTY CONSTRUCTION**

The property is Standard Construction

### **SEWERAGE**

THE PROPERTY IS MAINS CONNECTED

### **VIEWINGS**

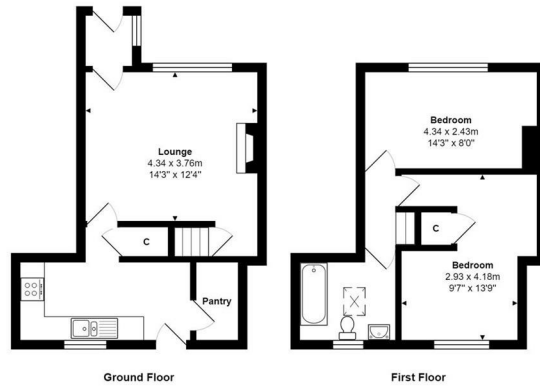
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### **WATER METER**

There is not a water meter in the property

### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	