

Layton Lane, Rawdon Leeds LS19 6RQ



# welcome to

# Layton Lane, Rawdon Leeds

A three bedroom semi detached property in need of modernising. Having already been extended and having the potential to extend further subject to the necessary planning permissions and located in a desirable area of Rawdon. A great opportunity for someone to put their own stamp on.













#### **Entrance Porch**

Enter from the front into the porch with space for coats and shoes, radiator and a door into the hallway.

#### **Entrance Hall**

With an useful understairs cupboard and stairs leading to the first floor.

#### Lounge

15' x 12' 5" Into recess ( $4.57m \times 3.78m$  Into recess) A good size lounge having a gas fire on a marble hearth with timber surround. There is a large double glazed window to the front and double glass doors lead through to the dining room letting natural light flow through keeping the lounge bright and airy.

#### **Dining Room**

13' 8" x 12' 2" ( 4.17m x 3.71m )

A separate dining room, great for people who love to entertain, with double glass doors through to the lounge, glass panels that separate the sun room and a radiator.

#### Sun Room

8' 5" x 5' 1" ( 2.57m x 1.55m ) A great addition to this home creating extra living space with a door to the downstairs wc, wood flooring and double glazed patio doors opening up to the garden.

#### **Downstairs Wc**

Accessed off the sun room with a wc and wash hand basin.

#### Kitchen

13' 7" x 6' 5" ( 4.14m x 1.96m )

The kitchen has a range of wall and base units with work surfaces over incorporating a sink and drainer with a tiled splashback. There are spaces for an under counter fridge and freezer, space for an oven and there are two double glazed windows to the side.

#### **Utility Room**

6' 11" x 6' 2" ( 2.11m x 1.88m )

Open to the kitchen with work surface space, a wall cupboard, spaces and plumbing for a washer and dryer and housing the boiler.

### Landing

The stairs rise from the hallway onto the landing with a window to the side, doors to three bedrooms, bathroom, wc and access to the loft.

#### Bedroom One

15' 9" x 11' 4" ( 4.80m x 3.45m ) A spacious double bedroom positioned to the rear elevation with fitted wardrobes, radiator and a double glazed window.

### **Bedroom Two**

13' 8" x 11' 4" ( 4.17m x 3.45m ) A further good size double bedroom positioned to the front elevation with a fitted wardrobe and a double glazed window.

### **Bedroom Three**

 $8^{\prime}$  11" x 7' 5" ( 2.72m x 2.26m ) Positioned to the front elevation with a storage cupboard over the bulk head and a double glazed window.

#### **Shower Room**

Fully tiled and comprising of a walk in shower cubicle, wash hand basin set in a vanity unit and a double glazed window to the rear.

#### Toilet

A separate wc with a double glazed window to the side.

#### Outside

To the front of the property there is a paved area and to the side is a long driveway leading to the garage providing off street parking. To the rear there is a private garden, part laid to lawn with hedge and shrub borders and a raised decked seating area. There is also a useful wooden storage shed.



Garage

A single detached garage which has power and a door to the side opening to the garden.

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# Layton Lane, Rawdon Leeds

- Three Bedroom Semi Detached House
- Off Street Parking
- Private Rear Garden
- Refurbishment Opportunity
- Potential To Extend STPP

Tenure: Freehold EPC Rating: D

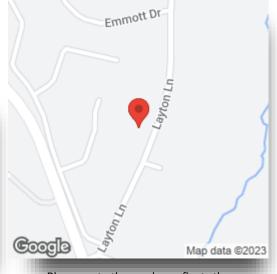
offers over

£360,000



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Please note the marker reflects the postcode not the actual property

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