



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 x 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' 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.



view this property online williamhbrown.co.uk/Property/YEA106032



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106032](https://www.williamhbrown.co.uk/Property/YEA106032)



Property Ref:
YEA106032 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)