



**Lakeside Terrace, Rawdon Leeds LS19 6EE**

**welcome to**

**Lakeside Terrace, Rawdon Leeds**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** A one bedroom first floor flat with neutral decor throughout. Located in a desirable location of Rawdon, this is a great opportunity for investors and would equally suit someone looking to downsize.



### **Entrance Hall**

Enter through a uPVC double glazed door into the hall with carpet flooring, radiator and stairs up to the flat.

### **Hallway**

Enter into the hall with carpet flooring and doors to the bedroom, bathroom and lounge.

### **Lounge**

16' 11" x 9' 11" ( 5.16m x 3.02m )

A spacious lounge with an electric fire on a tiled hearth, carpet flooring, radiator, sliding door to the kitchen and a uPVC double glazed window to the rear.

### **Kitchen**

8' 10" x 5' 8" ( 2.69m x 1.73m )

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 a free standing cooker, washing machine and under counter fridge freezer. The boiler is housed in here and there is vinyl flooring and a uPVC double glazed window to the rear.

### **Bedroom**

12' 9" x 10' 9" ( 3.89m x 3.28m )

A spacious double bedroom with a good size built in cupboard, carpet flooring, access to the loft, radiator and a uPVC double glazed window to the front.

### **Bathroom**

With tiling to splash areas the bathroom comprises of a panel bath with electric shower above, pedestal wash hand basin, wc, carpet flooring and a radiator.

### **Outside**

There is a small storage outbuilding to the front and at the rear there is a communal yard for seating or hanging washing. There is also an allocated parking space.



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## **Lakeside Terrace, Rawdon Leeds**

- One Bedroom First Floor Flat
- No Onward Chain
- Spacious Lounge
- Communal Yard
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106282 - 0005

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