



**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.



***view this property online*** [williamhbrown.co.uk/Property/YEA106282](http://williamhbrown.co.uk/Property/YEA106282)



**welcome to**

## **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

**£120,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA106282](https://williamhbrown.co.uk/Property/YEA106282)



Property Ref:  
YEA106282 - 0007

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](mailto:Yeadon@williamhbrown.co.uk)



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



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