



Harrogate Road, Rawdon Leeds LS19 6ND

welcome to

Harrogate Road, Rawdon Leeds

A three bedroom semi detached house located in a popular residential area and in a great catchment area for good schools. Gated driveway to the front, DRIVEWAY & generous rear garden. Offering ready to move into spacious accommodation and OFFERED WITH NO CHAIN.



Harrogate Road

Ground Floor

Entrance Hall

Door to the front and stairs leading to the first floor

Lounge

14' 9" x 10' 11" (4.50m x 3.33m)

A good size lounge with neutral decor, gas fire with feature surround, radiator, carpet flooring and a uPVC double glazed window to the front.

Open Plan Kitchen / Dining

20' 9" Max x 17' 8" Max (6.32m Max x 5.38m Max)

A spacious, modern kitchen/diner, the real hub of this family home and having a range of wall and base units with work surfaces over incorporating a sink, drainer and gas hob with extractor hood above. Integrated appliances include a fridge freezer, dishwasher, electric oven and there is space for a washing machine. The work surface continues to create a breakfast bar. There are two radiators, a uPVC double glazed window, wooden flooring and glass doors opening to the rear garden. Ample space for family dining and chairs.

First Floor

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to three bedrooms and bathroom.

Bedroom One

11' 3" x 10' 11" Into recess (3.43m x 3.33m Into recess)

A good size double bedroom positioned to the front elevation with space for free standing furniture, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

A second double bedroom positioned to the rear elevation with space for free standing furniture, carpet flooring, radiator and a uPVC double glazed window. There is access to the loft from this room.

Bedroom Three

6' 8" x 6' 4" (2.03m x 1.93m)

A single bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

Bathroom

With tiling to splash areas this modern bathroom comprises of a panel bath with shower over, wash hand basin incorporated into a vanity unit, wc, chrome heated towel rail, vinyl flooring and a uPVC double glazed window to the rear.

Outside

To the front of the property there are electric gates which open to a block paved driveway providing ample off street parking for multiple vehicles and there is a lawned area with fence borders.

To the rear is a generous garden mainly laid to lawn with pebbled area and fence borders. The property also benefits from a single garage.



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welcome to

Harrogate Road, Rawdon Leeds

- Three Bedroom Semi Detached House
- Gated Driveway & Garage
- Generous Garden to Rear
- Ready to Move into Accommodation
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: E

£345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA104459 - 0007

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