





Harrogate Road, Rawdon Leeds LS19 6ND



welcome to

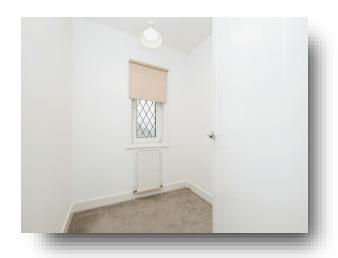
Harrogate Road, Rawdon Leeds

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.





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



Property Ref: YEA104459 - 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.

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