



**Harrogate Road, Rawdon Leeds LS19 6ND**



**welcome to**

**Harrogate Road, Rawdon Leeds**

A three bedroom semi detached house, beautifully presented throughout with neutral decor, a luxurious modern kitchen and bathroom, large rear garden and off street parking for multiple vehicles. This property has been lovingly renovated and would be ideal for a growing family.



### **Entrance Hall**

Enter from the front through a composite door with a feature stain glass window to the side. The hallway really sets the stage for the rest of the house and has lovely character features including original Victorian floor tiles and paneling to the walls. A door gives access to the downstairs wc and stairs lead up to the first floor.

### **Cloakroom**

Always good to have in a family home, with a wc, wash hand basin set in a vanity unit, radiator, LVT flooring, extractor fan and ceiling spotlights.

### **Lounge**

14' x 13' 8" ( 4.27m x 4.17m )

A bright and airy room having a fireplace with wooden lintel, built in shelves and cupboard into the recess, carpet flooring and radiator. The character features continue in here with feature coving, picture rail and a large uPVC double glazed bay window to the front letting lots of natural light flow through.

### **Kitchen/ Diner**

20' 4" x 13' 3" ( 6.20m x 4.04m )

The real hub of this family home is this luxurious kitchen, having a good range of wall and base units with shaker style doors, complimentary work surfaces over incorporating the induction hob with extractor hood above, which is set into the recess. Integrated appliances are nestled discreetly behind the doors and include a full height fridge freezer, dishwasher and there is plumbing for a washing machine. There are also two integrated electric ovens, a warming drawer and wine rack. A central island stands proud in the middle with more storage cupboards and a quartz worktop incorporating the sink with a boiling and filtered water tap. There is herringbone wood effect flooring and patio doors open out to the garden. The flooring continues into the dining area where there is space for a table and chairs. The room also benefits from two anthracite vertical radiators, ceiling spotlights, a small uPVC double glazed window to the side and a large floor to ceiling

picture window to the rear looking out to the garden.

### **Landing**

The stairs rise from the hallway onto the carpeted landing with a feature uPVC double glazed stain glass window to the side, doors to three bedrooms, bathroom and access to the part boarded loft with light and a pull down ladder.

### **Bedroom One**

12' 11" x 11' 10" ( 3.94m x 3.61m )

A double bedroom positioned to the rear elevation with space for free standing furniture, carpet flooring, radiator, ceiling spotlights and a uPVC double glazed window.

### **Bedroom Two**

11' 10" x 10' 10" ( 3.61m x 3.30m )

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

### **Bedroom Three**

8' 3" x 8' 2" ( 2.51m x 2.49m )

Positioned to the front elevation with space for free standing furniture, radiator, picture rail, carpet flooring and a uPVC double glazed window.

### **Bathroom**

A modern and beautifully presented four piece bathroom which has been designed with luxury in mind and having metro style tiling to all splash areas. There is a large free standing bath, wc, wall mounted wash hand basin set into a vanity unit and a shower cubicle with decorative tiling and a waterfall shower head. The same decorative tiling continues on the floor and there is an anthracite heated towel rail, ceiling spotlights, extractor fan and two uPVC double glazed windows to the rear.

### **Outside**

To the front of the property there is a small lawn with fence and hedge borders and to the side is a

driveway providing off street parking for multiple vehicles. To the rear of the property there is a large private garden having a paved seating area and a large lawn, a great entertaining space. Extended onto the house there is a coal shed which houses the boiler and there is also a large wooden storage shed.



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## Harrogate Road, Rawdon Leeds

- Three Bedroom Semi Detached House
- Beautifully Presented Throughout
- Luxurious Kitchen & Bathroom
- Large Private Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: C

offers over

**£375,000**



Please note the marker reflects the postcode not the actual property

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