



Derby Road, Rawdon Leeds LS19 6JB

welcome to

Derby Road, Rawdon Leeds

A three bedroom through mid terrace house nicely presented throughout and arranged over three floors. This property is sure to appeal to a range of buyers and in a great location. Offered with NO ONWARD CHAIN.



Entrance Porch

Enter from the front into the porch, a great space for coats and shoes.

Lounge

13' 4" x 12' (4.06m x 3.66m)

A good size room having a gas fire on a tiled hearth with a white timber surround. Character features include deep coving, picture rail and ceiling rose. There is wood flooring, radiator and a uPVC double glazed window to the front.

Kitchen/ Diner

13' 2" x 12' (4.01m x 3.66m)

A nicely presented kitchen having 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 range oven, washing machine, dishwasher and full height fridge freezer. There is wood effect flooring, ceiling spotlights, radiator, a uPVC double glazed window and a stable door to the rear.

Cellar

A great storage space with light.

Inner Hall

With stairs leading up to the first floor.

Landing

The stairs rise from the inner hall onto the carpeted landing with doors to two bedrooms, bathroom and stairs up to the second floor.

Bedroom One

13' 3" x 12' (4.04m x 3.66m)

A double bedroom positioned to the front elevation with a built in cupboard, space for free standing furniture, carpet flooring, radiator, picture rail and a uPVC double glazed window.

Bedroom Two

10' x 7' 6" (3.05m x 2.29m)

Positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

Bathroom

A modern four piece bathroom comprising of a free standing bath, pedestal wash hand basin, wc, separate shower cubicle which is tiled and has a waterfall shower head, radiator, half wood paneled walls, vinyl flooring and two uPVC double glazed windows to the rear.

Bedroom Three

14' x 12' (4.27m x 3.66m)

Located on the second floor, a good size double bedroom in the loft conversion with fitted wardrobes, carpet flooring, radiator and a wooden skylight to the front.

Outside

Outside to the front there is a driveway providing of street parking. To the rear there is a private garden part laid to lawn with a paved seating area, flowerbed borders and shed.



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Derby Road, Rawdon Leeds

- Three Bedroom Mid Through Terrace House
- Arranged Over Three Floors
- Cellar
- Off Street Parking
- Garden To The Rear

Tenure: Freehold EPC Rating: E

offers over

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106374 - 0006

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