



**Middle House Harrogate Road, Rawdon Leeds LS19 6NB**

**welcome to**

**Middle House Harrogate Road, Rawdon Leeds**

A three double bedroom detached house, beautifully presented throughout with spacious and versatile living accommodation, off street parking and private rear garden. Situated in a popular Rawdon location, this is a great property for a family looking to upsize.



## Lounge

14' 11" x 11' 10" ( 4.55m x 3.61m )

A spacious room open to the dining room, having a composite door to the front, carpet flooring, radiator, coving and a uPVC double glazed window to the front.

## Sitting Room

16' 5" x 9' 6" ( 5.00m x 2.90m )

A versatile and spacious room, currently being used as a playroom but would be perfect as a dining room, great for entertaining. The room is open to the lounge having a built in cupboard which houses the boiler and with space for coats and shoes. The room also benefits from having carpet flooring, radiator, coving and a uPVC double glazed window to the front.

## Kitchen

14' 11" x 10' 11" ( 4.55m x 3.33m )

A modern and stylish kitchen having a range of wall and base units with shaker style doors, complimentary work surface over incorporating a sink, drainer and five ring gas hob with extractor fan above. Integrated appliances include a dishwasher, double electric oven, freezer and full height fridge freezer. The kitchen is open to the orangery and also benefiting from Karndean flooring, radiator, dual aspect windows to the side and rear keeping the room bright and airy.

## Orangery

9' 6" x 7' 6" ( 2.90m x 2.29m )

A great addition to this family home creating extra living accommodation, with Karndean flooring, USB plug sockets, two full length uPVC double glazed windows to the rear, fully glazed patio doors to the side and a uPVC double glazed roof letting lots of natural light flow through. There is a door to the understairs cupboard which has space and plumbing for a washing machine and separate dryer.

## Inner Hallway

Having a radiator and an oak staircase with glass balustrade leading up to the first floor.

## Landing

The stairs rise from the inner hall onto the carpeted landing with a uPVC double glazed window to the side, doors to three double bedrooms, shower room and access to the half boarded loft.

## Bedroom One

14' 9" x 11' 10" ( 4.50m x 3.61m )

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

## Bedroom Two

13' 11" x 9' 7" ( 4.24m x 2.92m )

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

## Bedroom Three

11' x 10' 11" ( 3.35m x 3.33m )

A third double bedroom positioned to the rear elevation with carpet flooring, radiator and a wooden skylight.

## Shower Room

A nicely presented shower room, fully tiled and comprising of a large walk in shower with a rainfall shower head, wc and wash hand basin set into a vanity unit, chrome heated towel rail, ceiling spotlights and a uPVC double glazed window to the side.

## Outside

To the front of the property there is a large block paved driveway providing off street parking, kept private with hedge and fenced borders. To the rear there is an enclosed garden mostly laid to lawn with astro turf and having a paved seating area. The garden is kept private with a fenced border.



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## Middle House Harrogate Road, Rawdon Leeds

- Three Double Bedroom Detached Family Home
- Spacious & Versatile Living Accommodation
- Modern Kitchen/Diner
- Beautifully Presented Throughout
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers in the region of

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA105533 - 0003

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