



Harrogate Road, Rawdon Leeds LS19 6NB

welcome to

Harrogate Road, Rawdon Leeds

A three bedroom semi detached house, beautifully presented throughout offering open plan living. The Large basement has huge potential to convert STBR. There is a large garden and a driveway to the rear providing off street parking. A great property for families looking to upsize.



Entrance Hall

Enter from the front into the hallway with a uPVC double glazed window to the side, laminate flooring, radiator and stairs leading up to the first floor.

Lounge

13' 6" x 11' 10" Into bay (4.11m x 3.61m Into bay)
A bright and airy room having a wood burner set on a slate hearth with wood lintel, a lovely central focal point. The lounge is open to the dining room and has laminate flooring, radiator, coving and a uPVC double glazed bay window to the front.

Kitchen/ Diner

17' 11" x 17' 11" (5.46m x 5.46m)
A beautifully presented modern kitchen which is open to the dining area and lounge, offering a range of wall and base units with shaker style doors, work surfaces over incorporating a sink and drainer. Integrated appliances include an electric oven, microwave, dish washer and there is space for a full height fridge freezer. The work surfaces continues to create a breakfast bar with cupboards below and incorporating the hob with extractor fan above. There is a useful understairs cupboard, radiator, a uPVC double glazed window to the side and a door to the conservatory. Laminate flooring continues into the dining area with space for table and chairs and a large uPVC double glazed window to the rear allowing lots of natural light to flow through.

Side Porch

7' 8" x 6' 1" (2.34m x 1.85m)
A versatile room and great for storing coats and shoes, with uPVC double glazed windows to three sides, a door to the front and a tiled floor.

Basement

A large basement which has huge potential to convert STBR and would make fabulous extra living accommodation. Currently divided into smaller rooms with the first being used as a utility room which has plumbing for a washing machine, dryer with laminate flooring and an opening into a storage room. Further along is a room with a wc and

pedestal wash hand basin, laminate flooring and tiling to splash areas. A door leads through to another two storage rooms with a door leading out to the side garden. A larger store room is accessed from the wc area and also has a uPVC double glazed window and door to the rear leading to the driveway.

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

13' 7" x 11' 11" (4.14m x 3.63m)
A spacious double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator, carpet flooring and a uPVC double glazed bay window.

Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m)
A second double bedroom positioned to the rear elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Three

7' 4" x 5' 11" (2.24m x 1.80m)
A single bedroom positioned to the front elevation with a fitted storage cupboard, carpet flooring, radiator and a uPVC double glazed window.

Bathroom

A well presented modern bathroom which has been newly fitted, comprising of a panel bath with rainfall showerhead over and tiling around, wc, wash hand basin set in a vanity unit, chrome heated towel rail, vinyl flooring and a uPVC double glazed window to the side.

Outside

To the front and side there is a large garden primarily laid to lawn with a block paved seating area, raised flowerbeds and a pebbled play area. The rear driveway is accessed from Benton Park Drive and provides off street parking.

Outbuilding

A great storage space, currently being used as a gym.



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welcome to

Harrogate Road, Rawdon Leeds

- **GUIDE PRICE £350,000 - £375,000**
- Three Bedroom Semi Detached House
- Large Basement
- Modern Kitchen & Bathroom
- Open Plan Living

Tenure: Freehold EPC Rating: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106412 - 0005

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