









# welcome to

# **Harrogate Road, Rawdon Leeds**

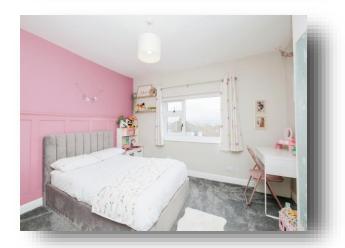
A three bedroom semi detached house, beautifully presented throughout offering open plan living. The Large basement has huge potential to convert STBR. There is a large garden and a driveway to the rear providing off street parking. A great property for families looking to upsize.













#### **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 an 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.





## 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

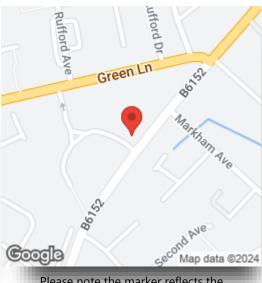
guide price

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA106412



Property Ref: YEA106412 - 0005 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.





0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.