

Lakeside Walk, Rawdon Leeds LS19 6DL



# welcome to

# Lakeside Walk, Rawdon Leeds

A two bedroom ground floor flat in a popular residential area of Rawdon. Offering open plan living with private garden and allocated parking. This property is for cash buyers only so would be perfect for someone looking to downsize or investors.













## **Entrance Porch**

Enter from the front into the porch, a useful space for coats and shoes and having a storage cupboard.

#### Lounge

16' 4" x 11' 4" ( 4.98m x 3.45m ) A spacious room, open to the kitchen and having a modern wall mounted electric fire, laminate flooring, ceiling spotlights, a door to the porch and a window to the front.

## Kitchen

9' 8" x 8' 5" ( 2.95m x 2.57m )

A modern kitchen open to the lounge, having a range of wall and base units with white gloss doors and complimentary work surfaces incorporating a sink, drainer and gas hob with extractor hood above. The integrated appliances include a washing machine, dishwasher, fridge freezer and are hidden neatly behind the doors. The worksurface continues to create a breakfast bar and there is a window to the front. The kitchen houses the new boiler which was fitted in November 2023.

#### **Inner Hall**

With doors to the bedrooms, bathroom and having a useful storage cupboard.

#### **Bedroom One**

12' 5" x 9' 5" ( 3.78m x 2.87m ) A double bedroom with built in wardrobes, laminate flooring, ceiling spotlights and a window to the rear.

## **Bedroom Two**

9' 6" x 6' 9" ( $2.90m \times 2.06m$ ) This bedroom has a built in cupboard, a fitted desk which is ideal for an office/study, laminate flooring, ceiling spotlights and a window to the rear.

#### Bathroom

Fully tiled and comprising of a panel bath with shower over, wc, pedestal wash hand basin, useful storage cupboard and ceiling spotlights.

## Outside



There is private access to the flat from the front, a private garden with a clothes drying area, allocated resident parking and visitor parking area.



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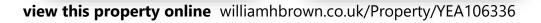
- \*\*SHORT LEASE OPTIONAL EXTENSION\*\*
- Two Bedroom Ground Floor Flat
- Private Garden
- Allocated Parking
- Open Plan Lounge/Kitchen

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£160,000





Property Ref: YEA106336 - 0004 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.

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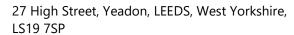
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