



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 x 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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Lakeside Walk, Rawdon Leeds

- ****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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106336 - 0004

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