



Leeds Road, Rawdon Leeds LS19 6HQ

welcome to

Leeds Road, Rawdon Leeds

A three bedroom semi detached house in need of full refurbishment, a great opportunity for someone to put their own stamp on. This property really has got lots of potential and will be a great family home with being close to well regarded schools and amenities. Offered with no onward chain.



Entrance Hall

Enter from the front into the hallway with tiled flooring, coving, understairs storage cupboard housing the boiler, stairs leading up to the first floor and a uPVC double glazed window to the side.

Lounge

14' 10" Into bay x 12' 3" (4.52m Into bay x 3.73m)
A spacious room with shelving and cupboard into the recess, fireplace with surround, carpet flooring, coving, radiator and a uPVC double glazed bay window to the front.

Dining Room

15' x 12' 3" Into bay (4.57m x 3.73m Into bay)
A spacious, separate dining room with carpet flooring, built in shelves, coving, radiator and a uPVC double glazed bay window to the rear.

Kitchen

11' 10" x 5' 11" (3.61m x 1.80m)
The kitchen has a range of wall and base units with work surfaces over incorporating a sink and drainer with a complimentary splashback panel. Integrated appliances include an electric oven, microwave, fridge freezer and there is space for a washing machine. There is a tiled floor, dual aspect uPVC double glazed windows to the side and rear with a door to the side.

Landing

The stairs rise from the hallway onto the landing with a uPVC double glazed window to the side, laminate flooring, doors to three bedrooms, bathroom and separate wc.

Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)
A spacious double bedroom positioned to the rear elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Two

12' 2" x 12' (3.71m x 3.66m)
A further good size double bedroom positioned to

the front elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Three

8' 8" x 8' 5" Into wardrobes (2.64m x 2.57m Into wardrobes)
Positioned to the front elevation with a fitted wardrobe, carpet flooring, radiator and a uPVC double glazed window.

Bathroom

Fully tiled and comprising of a panel bath with shower over, wash hand basin set on a vanity unit, bidet, chrome heated towel rail, ceiling spotlights, radiator and a uPVC double glazed window to the rear.

Wc

Fully tiled with a wc and a uPVC double glazed window to the side.

Outside

To the front of the property there is a pebbled garden with hedge borders, there is a driveway to the side providing of street parking and leading down to the detached garage. To the rear there is a private garden with mature shrubs and trees.

Agents Note

The sale of this property is subject to Letter of Administration. Please seek an update from the branch with regards to the potential timeframes involved.'



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welcome to

Leeds Road, Rawdon Leeds

- Three Bedroom Semi Detached House
- Mature Front & Rear Gardens
- Off Street Parking
- Detached Garage
- Refurbishment Opportunity

Tenure: Freehold EPC Rating: E

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106513 - 0005

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