



Markham Croft, Rawdon Leeds LS19 6NR

welcome to

Markham Croft, Rawdon Leeds

A FOUR BEDROOM detached house in a popular area of Rawdon, nicely presented throughout with SPACIOUS living accommodation, modern kitchen/diner, off street parking and garden. This would be perfect for a family looking to upsize and viewing is highly advised.



Entrance Hall

Enter from the front into the spacious hallway with two uPVC double glazed windows to the side keeping the space bright and airy. There is also a useful understairs storage cupboard for shoes, wood flooring, radiator, door to the guest wc, house alarm panel and stairs leading up to the first floor.

Guest Wc

Always useful to have in a busy family home with a wc, wall mounted wash hand basin, extractor fan and wood flooring.

Lounge

14' x 11' 5" (4.27m x 3.48m)

A good size lounge having a gas fire with surround, carpet flooring, radiator and two uPVC double glazed windows to the front.

Kitchen/Diner

26' 3" x 11' 9" (8.00m x 3.58m)

A fabulous space, the real hub of this family home with the modern kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and Bosch induction hob with extractor hood above. Integrated appliances include a double Bosch electric oven, dishwasher and there is space for an American style fridge freezer. The work surface continues to create a breakfast bar, perfect for grabbing a quick snack and having further storage below. Wood flooring continues into the dining area with space for a table, chairs and sofa. The room also benefits from two vertical radiators, ceiling spotlights, uPVC double glazed window and patio doors to the rear leading out to the garden. There is an opening to the utility room.

Utility Room

7' 6" x 4' 1" (2.29m x 1.24m)

Having a base unit with work surface incorporating a sink and drainer, spaces and plumbing for a washing machine and dryer. Also benefiting from having a radiator and a uPVC double glazed window to the front.

Landing

The stairs rise from the hallway onto the carpeted landing with a useful storage cupboard, doors to four bedrooms, bathroom and access to the loft.

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

A double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window. There is a room off the bedroom which has plumbing for en suite facilities and has a uPVC double glazed window to the side.

Bedroom Two

16' 4" x 7' 7" (4.98m x 2.31m)

A double bedroom with carpet flooring, radiator, a skylight to the rear and a uPVC double glazed window to the front.

Bedroom Three

10' 9" x 9' 4" (3.28m x 2.84m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window.

Bedroom Four

6' 7" x 6' 2" (2.01m x 1.88m)

A single bedroom positioned to the front elevation with carpet flooring, radiator and uPVC double glazed window.

Bathroom

With tiling to the walls and fitted with a three piece suite comprising of a panel bath with shower over, with the wc and wash hand basin being set into vanity units. The room also benefits from having a chrome heated towel rail, extractor fan and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a paved area for off street parking and steps leading up to the front door. To the rear is a private garden with a paved seating area, a great entertainment space, and steps leading up to a raised astro turf area. The garden is

kept private with fence borders and there is a useful storage shed.



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welcome to

Markham Croft, Rawdon Leeds

- Detached Family House
- Four Good Sized Bedrooms
- Off Street Parking
- Spacious Living Accommodation
- Modern Kitchen/Diner

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA104676 - 0007

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