



**Harrogate Road, Rawdon Leeds LS19 6ND**

**welcome to**

**Harrogate Road, Rawdon Leeds**

A two double bedroom end terrace house, well presented throughout with neutral decor, modern kitchen, gardens and off street parking. Offering ready to move into accommodation, this is a great property which is sure to appeal to a wide range of buyers and having no onward chain.



## Entrance Hall

Enter from the front into the hallway with a radiator and stairs leading to the first floor.

## Lounge

15' 11" Into bay x 12' 2" ( 4.85m Into bay x 3.71m )

A good size bright and airy room having a feature exposed brick fireplace, a real commanding feature in the room. There is also feature coving, radiator, carpet flooring and a uPVC double glazed bay window to the front.

## Kitchen/Diner

15' 3" x 12' ( 4.65m x 3.66m )

A spacious and modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above and having an integrated electric oven. There are spaces for further appliances including fridge freezer, washing machine and dryer. There is ample space for table and chairs and also benefiting from laminate flooring, ceiling spotlights, understairs storage cupboard which houses the boiler and dual aspect uPVC double glazed windows to the side and rear allowing natural light to flow through.

## Rear Porch

With access to the guest wc.

## Guest Wc

Always useful to have in a family home offering a wc, wash hand basin with vanity unit below, radiator and a uPVC double glazed window to the rear.

## Landing

The stairs rise from the hallway onto the landing with a uPVC double glazed window to the side, doors to two double bedrooms, bathroom and access to the loft.

## Bedroom One

13' 2" x 12' 2" ( 4.01m x 3.71m )

A spacious double bedroom positioned to the front elevation with a built in cupboard, feature cast iron fireplace, carpet flooring, radiator and a uPVC double

glazed window.

## Bedroom Two

12' x 8' Including wardrobes ( 3.66m x 2.44m Including wardrobes )

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

## Bathroom

A spacious bathroom with tiling to splash areas and fitted with a three piece suite comprising of a panel bath with shower over, wc, and a pedestal wash hand basin. The room also benefits from laminate flooring, radiator and a uPVC double glazed window to the rear.

## Outside

To the front of the property there is a garden with a lawned area, mature and well maintained shrubs. A path leads down the side to the rear where there is a low maintenance garden with a paved seating area. Across the access road there are two further spaces, one which is paved and a great space for entertaining and there is a tarmac area providing off street parking. There is the potential to build a garage/Summer house on the paved area STPP depending on the buyers needs.



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welcome to

## Harrogate Road, Rawdon Leeds

- Two Double Bedroom End Terrace House
- Well Presented Throughout
- Ready To Move Into Accommodation
- Front & Rear Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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