



Cherry Lea Court, Rawdon Leeds LS19 6AF

welcome to

Cherry Lea Court, Rawdon Leeds

A lovely two bedroom first floor flat in Rawdon, in a complex that is for the over 55's. Close to transport links and having easy access to the local shops, bars and restaurants in the village. There is resident parking, communal gardens and the common opposite the development.



Entrance Hall

A private entrance hall with a uPVC double glazed door and window to the front, built in cupboard for shoes and stairs leading to the first floor hallway.

Landing

There is access to a fully boarded loft via a pull down ladder.

Lounge

13' 3" x 10' 9" (4.04m x 3.28m)

A good size room with carpet flooring, electric heater and a uPVC double glazed window to the front.

Kitchen

7' 4" x 5' 1" (2.24m x 1.55m)

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink and drainer with a tiled splashback. There are spaces for a cooker and further appliances and there is a uPVC double glazed window to the front.

Bedroom One

12' 1" x 9' 7" Including wardrobes (3.68m x 2.92m

Including wardrobes)

A double bedroom positioned to the rear elevation with fitted wardrobes, carpet flooring, electric heater and a uPVC double glazed window with an attractive open aspect.

Bedroom Two

10' 4" x 8' 11" Includ (3.15m x 2.72m Includ)

Positioned to the rear elevation with, carpet flooring, electric heater and a uPVC double glazed window with an attractive open aspect. This room is currently used as a hobby room.

Shower Room

Fully tiled and fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin set in a vanity unit and extractor fan.

Outside

There is access to the communal gardens and parking.



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welcome to

Cherry Lea Court, Rawdon Leeds

- OVER 55's ONLY
- Two Bedroom First Floor Flat
- Communal Gardens & Parking
- Neutral Decor Throughout
- Well Presented

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000

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Property Ref:
YEA105930 - 0006

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Please note the marker reflects the
postcode not the actual property



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