



**North Street, Rawdon Leeds LS19 6JE**



**welcome to**

**North Street, Rawdon Leeds**

A one bedroom end terrace house, really well presented throughout and arranged over four floors. The house also benefits from having a loft room and off street parking.



## Ground Floor

### Lounge

14' 2" x 12' 4" ( 4.32m x 3.76m )

Well presented with neutral decor, carpet flooring, radiator, uPVC double glazed window and door to the front. There is a door to the stairs leading up to the first floor.

### Kitchen

10' 10" x 4' 9" ( 3.30m x 1.45m )

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor above and a tiled splashback. There is an integrated electric oven and space for an under counter fridge. The kitchen benefits from having vinyl flooring, radiator, uPVC double glazed window to the front and there is a door leading to the cellar.

## Lower Ground Floor

### Cellar

A great space which houses the boiler and fuse board, also with spaces and plumbing for a washing machine, dryer and freezer. The cellar has a radiator and carpet flooring.

## First Floor

### Landing

The stairs rise from the lounge onto the carpeted landing with doors to a double bedroom, bathroom and stairs leading to the second floor.

### Bedroom One

14' 1" x 10' 3" ( 4.29m x 3.12m )

A good size double bedroom with an exposed brick fireplace, carpet flooring, radiator and a uPVC double glazed window to the front.

### Bathroom

The bathroom is part tiled and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc, radiator and a uPVC double glazed window to the front.

## Second Floor

## Loft Room

17' 7" x 9' 7" Limited headheight ( 5.36m x 2.92m Limited headheight )

A spacious room with a feature exposed wooden beam, under eaves storage, carpet flooring, radiator and a wooden double glazed window boasting far reaching views.

## Outside

To the front there is a block paved driveway providing off street parking.



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## North Street, Rawdon Leeds

- PERFECT FOR FIRST TIME BUYERS
- One Bedroom End Terrace House
- Nicely Presented Throughout
- Neutral Decor
- Off Street Parking

Tenure: Freehold EPC Rating: E

**£200,000**



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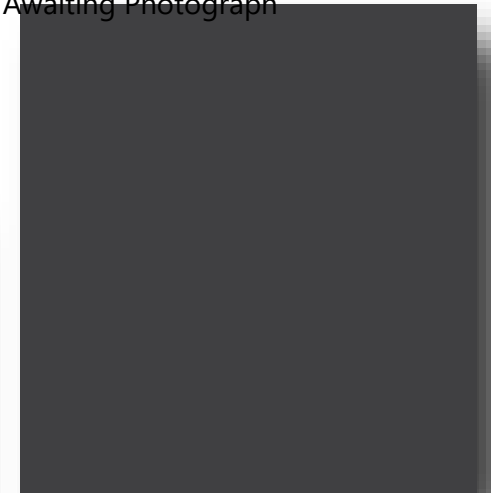


Property Ref:  
YEA106560 - 0003

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Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property



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