

North Street, Rawdon Leeds LS19 6JE



welcome to

North Street, Rawdon Leeds

A two double bedroom mid terrace stone house in the popular Rawdon Village. The house needs a modest update and has huge potential for someone to put their own stamp on. This property is sure to appeal to a wide range of buyers and early viewing is advised.













Entrance

Enter from the front into the hallway with carpet flooring and a door to the stairs leading to the first floor.

Kitchen/Diner

13' 6" x 11' 7" (4.11m x 3.53m)

The kitchen offers a range of wall and base units with worktops incorporating a sink and drainer. There are spaces for free standing appliances and ample space for a table and chairs. The boiler is housed in the corner, there is a radiator and two uPVC double glazed windows to the front.

Lounge

15' 2" x 13' (4.62m x 3.96m) A spacious lounge having a stone fireplace, built in cupboards, carpet flooring, radiator, two uPVC double glazed windows to the rear and a wooden door leading to the rear porch.

Cellar

A great storage space with a wooden single glazed window to the front.

Rear Porch

With glazing to two sides.

Landing

The stairs rise from the hallway onto the carpeted landing with doors to two double bedrooms and wetroom.

Bedroom One

15' 1" x 11' 7" (4.60m x 3.53m) A spacious double bedroom positioned to the rear elevation with built in wardrobes, desk and dresser, carpet flooring, radiator and two uPVC double glazed windows.

Bedroom Two

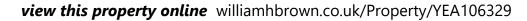
11' 10" x 8' 1" ($3.61m \times 2.46m$) A double bedroom positioned to the front elevation with vinyl flooring, radiator, access to the loft and a uPVC double glazed window.

Wetroom

With fully tiled walls and comprising of a shower, wc and wash hand basin. The room also benefits from three storage cupboards, a radiator and a uPVC double glazed window to the front.

Outside

To the front of the property there is a driveway providing off street parking and to the rear there is a private garden with a small lawned area.





welcome to

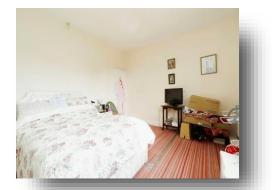
North Street, Rawdon Leeds

- Mid Terrace Stone House
- Two Double Bedrooms
- Off Street Parking
- Private Garden
- Huge Potential

Tenure: Freehold EPC Rating: D

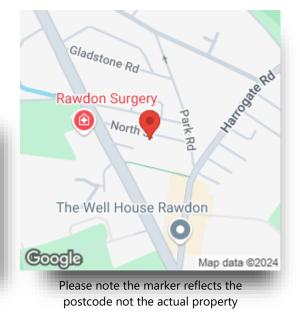
offers in the region of

£220,000









view this property online williamhbrown.co.uk/Property/YEA106329



Property Ref: YEA106329 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0113 250 6996



Yead on @william hbrown.co.uk

27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk