



Leeds Road, Rawdon Leeds LS19 6NT

welcome to

Leeds Road, Rawdon Leeds

A three bedroom semi detached house, nicely presented throughout with neutral decor. The house boasts stunning far reaching views, front and rear gardens, garage/workshop and ample space for off street parking. In a great location close to amenities and travel links.



Entrance Hall

Enter from the front through a composite door into the welcoming hallway with a useful understairs cupboard, oak flooring and stairs leading to the first floor.

Lounge

14' 5" Into bay x 11' 4" Into recess (4.39m Into bay x 3.45m Into recess)

A good size bright and airy room with a beautiful feature fireplace with electric log burner living flame fire, oak flooring and a large uPVC double glazed bay window to the front boasting fabulous far reaching views.

Kitchen/Diner

18' 2" x 15' 7" (5.54m x 4.75m)

A great entertaining space with the kitchen area offering a range of wall and base units with feature lighting, work surfaces incorporating a sink and drainer with a tiled splashback. There are spaces for all appliances, ceiling spotlights, an access door to the side and a uPVC double glazed window to the rear. Oak flooring continues into the dining area where there is a feature exposed brick fireplace, set up for a real fire, ample space for a table, chairs and further seating. uPVC double glazed patio doors open out to the garden.

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to three bedrooms, bathroom and a pull down ladder gives access to a boarded loft.

Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m)

A double bedroom positioned to the front elevation with carpet flooring and a uPVC double glazed window boasting stunning far reaching views.

Bedroom Two

12' 3" x 10' 10" Into recess (3.73m x 3.30m Into recess)

A double bedroom positioned to the rear elevation with built in wardrobes, laminate flooring and a uPVC

double glazed window overlooking the garden.

Bedroom Three

7' 5" x 6' 6" (2.26m x 1.98m)

A single bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window boasting stunning far reaching views.

Bathroom

A well presented bathroom with tiling to the floor and splash areas, fitted with a four piece suite comprising of panel bath, wc, wash hand basin with vanity unit below, a corner shower unit with aqualisa combi power shower and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a beautifully manicured garden, laid to lawn with mature shrubs and trees and there is a raised paved seating area which makes the most of those fabulous far reaching views. A gated driveway to the side provides off street parking. To the rear there is a low maintenance garden with a paved seating area and raised flowerbeds. Steps lead up to a further off street parking space to the rear of the house.

Garage/Workshop

An extra wide garage currently used as a workshop with power and light and with further storage space below.



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welcome to

Leeds Road, Rawdon Leeds

- Semi Detached Family Home
- Three Good Size Bedrooms
- Nicely Presented Throughout
- Garage/Workshop
- Amazing Far Reaching Views

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106726 - 0005

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