



**Lombard Street, Rawdon Leeds LS19 6BW**



**welcome to**

**Lombard Street, Rawdon Leeds**

In the highly desirable Little London area of Rawdon. A three bedroom mid terrace stone house with well proportioned rooms, having a lovely modern kitchen and shower room and a small amount of cosmetic updating need. The property also benefits from a useful storage cellar and private front garden.



## Rawdon

Rawdon Village is situated approx. 7 miles from Leeds City Centre. Rawdon Village has a selection of shops, bars, cafes and restaurants with Yeadon being a short drive or bus ride where there is a wider range of amenities. There is a regular bus service and Apperley Bridge Train Station is a short drive away which services Leeds, Bradford and surrounding areas, ideal for commuters. Rawdon lies in the catchment area for some well regarded schools, perfect for families with children, and the prestigious Woodhouse Grove is a short drive away. Rawdon Billing provides lovely countryside walks and plenty of green space and there is Rawdon Model Boat Club which really is a hidden gem.

## Entrance Hall

Enter from the rear into the hallway with stairs leading to the first floor.

## Lounge

17' 6" Max x 12' 8" Max ( 5.33m Max x 3.86m Max )

A spacious room having a modern wall mounted gas fire, ceiling spotlights and an access door to the front.

## Kitchen/Diner

13' 5" Max x 13' 4" Max ( 4.09m Max x 4.06m Max )

A modern kitchen offering a range of wall and base units incorporating a sink, drainer and gas hob with extractor hood above. Integrated appliances include an electric oven, dishwasher, fridge freezer and there is space for a washing machine. A central island provides further workspace with storage drawers below. There is access to the cellar from the kitchen.

## Cellar

A great storage space.

## Landing

The stairs rise from the hallway onto the landing with a large walk in storage cupboard, doors to three bedrooms and shower room.

## Bedroom One

11' 9" Max x 11' 2" Into wardrobes ( 3.58m Max x 3.40m

Into wardrobes )

A double bedroom positioned to the front elevation with fitted wardrobes.

## Bedroom Two

11' 5" Max x 9' 9" Max ( 3.48m Max x 2.97m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture.

## Bedroom Three

8' 6" Max x 4' 10" Max ( 2.59m Max x 1.47m Max )

A single bedroom positioned to the front elevation. This would be great as a home office for someone working from home.

## Shower Room

With fully tiled walls, wc, wall mounted wash hand basin and shower.

## Outside

To the front of the property there is a lawn with well established shrub borders and a path leading to the front door.



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## **Lombard Street, Rawdon Leeds**

- NO ONWARD CHAIN
- HIGHLY DESIRABLE RAWDON LOCATION
- MODERN KITCHEN/DINER
- PRIVATE FRONT GARDEN
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £250,000



Please note the marker reflects the postcode not the actual property

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