



**Hill Crescent, Rawdon Leeds LS19 6NQ**



**welcome to**

## **Hill Crescent, Rawdon Leeds**

Spacious 3-Bedroom Semi-Detached Home with Large Gardens & Garage

Welcome to this beautifully presented 3-bedroom semi-detached home, perfect for families seeking comfort, space, and a great location.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Rawdon

Rawdon Village is located approximately 7 miles from Leeds City Centre. The village offers a variety of shops, bars, cafes, and restaurants. Nearby Yeadon, accessible by a short drive or bus ride, provides an even wider range of amenities. Regular bus services and the nearby Apperley Bridge Train Station, which connects to Leeds, Bradford, and surrounding areas, make commuting convenient. Rawdon falls within the catchment area of several well-regarded primary and secondary schools, making it ideal for families. The prestigious Woodhouse Grove School is also just a short drive away. Rawdon Billing offers beautiful countryside walks and ample green space, while the

Rawdon Model Boat Club is a hidden gem.

## Entrance Hall

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

## Lounge

12' 8" Into bay x 11' 8" Max ( 3.86m Into bay x 3.56m Max )  
Double glazing bay window, carpeted, gas fire, open plan to dining area

## Dining Room

12' 5" Max x 11' 6" Max ( 3.78m Max x 3.51m Max )  
Double glazing sliding doors leading to the lounge, carpeted, fitted shelves

## Kitchen

8' 8" Max x 5' 10" Max ( 2.64m Max x 1.78m Max )  
Under stairs store cupboard, Upvc Double glazing window to the side, Upvc Double window to rear Tiled floor, Door to the side, Wall and base units, Boiler, Plumbing for washing machine, 1 ½ sink and drainer, Steel splash back, Free standing dishwasher, Free standing electric hob and oven, Serving hatch

## Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and wc.

## Bedroom One

11' 5" Max x 10' 11" Into wardrobes ( 3.48m Max x 3.33m Into wardrobes )  
A double bedroom positioned to the rear elevation with fitted wardrobes.

## Bedroom Two

11' 5" Max x 10' 11" Into wardrobes ( 3.48m Max x 3.33m Into wardrobes )  
A double bedroom positioned to the front elevation with fitted wardrobes.

## Bedroom Three

6' 9" Max x 6' 6" Max ( 2.06m Max x 1.98m Max )  
A single bedroom positioned to the front elevation

with built in cupboards and access to the loft.

## Bathroom

Fully tiled and fitted with a two piece suite comprising of a Jacuzzi style bath with shower over, wall mounted wash hand basin and storage cupboard.

## Wc

Fully tiled with a wc.

## Outside

Being on a corner plot, there are gardens to three sides and a driveway providing off street parking.

## Garage

A single detached garage.



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## **Hill Crescent, Rawdon Leeds**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- GENEROUS PLOT

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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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.



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