



**Canada Road, Rawdon Leeds LS19 6LR**



**welcome to**

## **Canada Road, Rawdon Leeds**

A charming mid-terrace stone house featuring two double bedrooms, situated in the sought-after residential area of Rawdon. Conveniently located near schools and amenities, this property boasts spacious rooms, a private courtyard garden, and a storage cellar.



## 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.

## Lounge

17' Max x 14' 1" Max ( 5.18m Max x 4.29m Max )

A spacious room with fitted shelves and cupboards into the recess, exposed brick fireplace, wood flooring and stairs leading to the first floor.

## Kitchen

13' 10" Max x 10' Max ( 4.22m Max x 3.05m Max )

The kitchen offers a range of wall and base units with wooden doors, wood work surfaces incorporating a sink and drainer with a tiled splashback and there are spaces for all appliances. A door leads to the cellar and there is a rear access door leading to the garden.

## Landing

The stairs rise from the lounge onto the landing with doors to two bedrooms and bathroom.

## Bedroom One

14' Max x 10' 4" Max ( 4.27m Max x 3.15m Max )

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

## Bedroom Two

13' 4" Max x 7' 8" Max ( 4.06m Max x 2.34m Max )

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

## Bathroom

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below and a wc. There is access to the part boarded loft.

## Outside

To the front of the property there is a small area with well established shrubs. To the rear there is a pretty courtyard garden with mature shrubs and seating areas.

## Agents Note

There is an easement on the title, please enquire within the branch.



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## **Canada Road, Rawdon Leeds**

- **\*\*OPEN HOUSE EVENT 10TH MAY 1-2PM - PHONE TO BOOK A SLOT\*\***
- PRETTY COURTYARD GARDEN
- TWO DOUBLE BEDROOMS
- USEFUL STORAGE CELLAR
- KITCHEN/DINER

Tenure: Freehold EPC Rating: D

# **£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106930 - 0002

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