



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.



view this property online williamhbrown.co.uk/Property/YEA106930



welcome to

Canada Road, Rawdon Leeds

- DESIRABLE LOCATION
- PRETTY COURTYARD GARDEN
- TWO DOUBLE BEDROOMS
- USEFUL STORAGE CELLAR
- KITCHEN/DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA106930



Property Ref:
YEA106930 - 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



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk