



**Greenacre Park Rise, Rawdon Leeds LS19 6RU**



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## **Greenacre Park Rise, Rawdon Leeds**

An attractively presented and spacious extended semi-detached home, ideally located in the sought-after area of Rawdon. Boasting three generously sized bedrooms, a modern kitchen/dining area, a bright conservatory/sitting room, and well-maintained front and rear gardens with a private driveway.



## 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

16' 8" Max x 10' 8" Max ( 5.08m Max x 3.25m Max )

A spacious, bright and airy room having a feature fireplace and a bay window to the front allowing a good amount of natural light to flow through.

## Kitchen/Diner

A fabulous bright room, the real hub of this family home. The kitchen area has a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback. There is an integrated oven and spaces for further appliances. An understairs storage cupboard houses the dryer and boiler and a door to the side gives access to the driveway. The work surface continues to create a breakfast bar with further storage below. The dining area is open to the conservatory/sitting room at the rear and has ample space for a table and chairs.

## Conservatory/Sitting Room

9' 2" Max x 6' 4" Max ( 2.79m Max x 1.93m Max )

A great addition to this family home creating extra living space with glazing to three sides and French doors opening up to the garden.

## Landing

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

## Bedroom One

13' 1" Max x 8' 9" Max ( 3.99m Max x 2.67m Max )

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

## Bedroom Two

12' 1" Max x 8' 10" Max ( 3.68m Max x 2.69m Max )

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

## Bedroom Three

8' 4" Max x 6' Max ( 2.54m Max x 1.83m Max )

A good size single bedroom positioned to the front elevation with space for free standing furniture.

## Bathroom

Well presented and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and chrome heated towel rail.

## Outside

To the front of the property there is a tiered garden with a lawn, rockery and steps leading up to the front door. A driveway to the side provides off street parking. The low maintenance rear garden is mostly paved with a lawn beyond.



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## **Greenacre Park Rise, Rawdon Leeds**

- EXTENDED SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- KITCHEN/DINER
- CONSERVATORY/SITTING ROOM
- DESIRABLE RAWDON LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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