



Hill Crescent, Rawdon Leeds LS19 6NQ

welcome to

Hill Crescent, Rawdon Leeds

A generously EXTENDED end-terrace home located in the sought-after area of Rawdon, offering SPACIOUS and versatile living accommodation. The property boasts FIVE well-proportioned bedrooms, two bathrooms, multiple reception areas, off-street parking, and a private rear garden.



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

13' 7" Max x 12' 3" Max (4.14m Max x 3.73m Max)

A bright and airy room having a log burner set into the fireplace recess with wood lintel above, shelving and cupboards built into the recesses and oak wood flooring.

Kitchen/Dining/Living

14' 5" Max x 10' 8" Max (4.39m Max x 3.25m Max)

An extended kitchen/dining/lounge and the real hub of this family home. The modern kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated dishwasher and spaces for an oven and American style fridge freezer. Patio doors in the lounge area lead out to the garden.

Bedroom Two

12' 11" Max x 7' 7" Max (3.94m Max x 2.31m Max)

Located on the ground floor, a double bedroom positioned to the front elevation with space for free standing furniture and access to en suite facilities.

En Suite

Accessed from bedroom two and the utility room,

fitted with a walk in shower, wc, wash hand basin and chrome heated towel rail.

Utility Room

8' 9" Max x 8' 5" Max (2.67m Max x 2.57m Max)

With wall and base units, work surfaces incorporating a sink and drainer, spaces for a washing machine and dryer.

Bedroom One

13' 1" Max x 10' 1" Max (3.99m Max x 3.07m Max)

A double bedroom positioned to the front elevation with a walk in wardrobe.

Bedroom Three

11' 8" Max x 9' 10" Max (3.56m Max x 3.00m Max)

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

Bedroom Four

10' 11" Max x 7' 6" Max (3.33m Max x 2.29m Max)

A double bedroom positioned to the front elevation with a fitted wardrobe.

Bedroom Five

7' 7" Max x 6' 9" Max (2.31m Max x 2.06m Max)

A single bedroom positioned to the rear elevation with space for free standing furniture. This room would be perfect for a home office depending on the buyers needs.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin, wc and heated towel rail.

Outside

To the front of the property there is a paved driveway providing off street parking for multiple vehicles, with an EV charging point which is connected to the solar panels and batteries. To the rear the garden is mostly laid to lawn with fenced borders.

Outbuilding

A versatile space which could be used as a home office or storage depending on the buyers needs.

Solar Panels

The house has fully owned solar panels and battery storage.



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welcome to

Hill Crescent, Rawdon Leeds

- EXTENDED END TERRACE HOUSE
- FIVE GOOD SIZE BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN/DINER/LOUNGE
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£370,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107143 - 0006

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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.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk