



Lakeside Terrace, Rawdon Leeds LS19 6EE

welcome to

Lakeside Terrace, Rawdon Leeds

A first-floor flat in sought-after Rawdon, ideal for modernisation. Features a spacious double bedroom, outside storage, allocated parking, gas central heating & communal yard. A great opportunity for first-time buyers to create a home with their own personal touch & offered with no onward chain.



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 through a private entrance hallway with stairs leading up to the flat.

Lounge

A spacious room with an electric fireplace.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer, There are spaces for all appliances.

Bedroom

A double bedroom with space for free standing furniture and a built in cupboard.

Bathroom

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

Outside

To the front there is a useful small storage outbuilding and an allocated parking space. To the rear is a communal yard with a seating area and space to hang washing.



view this property online williamhbrown.co.uk/Property/YEA107281



welcome to

Lakeside Terrace, Rawdon Leeds

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- READY FOR PERSONALISATION
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107281



Property Ref:
YEA107281 - 0004

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