

# HUNTERS®

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32 Canada Road, Rawdon, Leeds, LS19 6LR

Offers In The Region Of £229,950

Property Images





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## Property Images

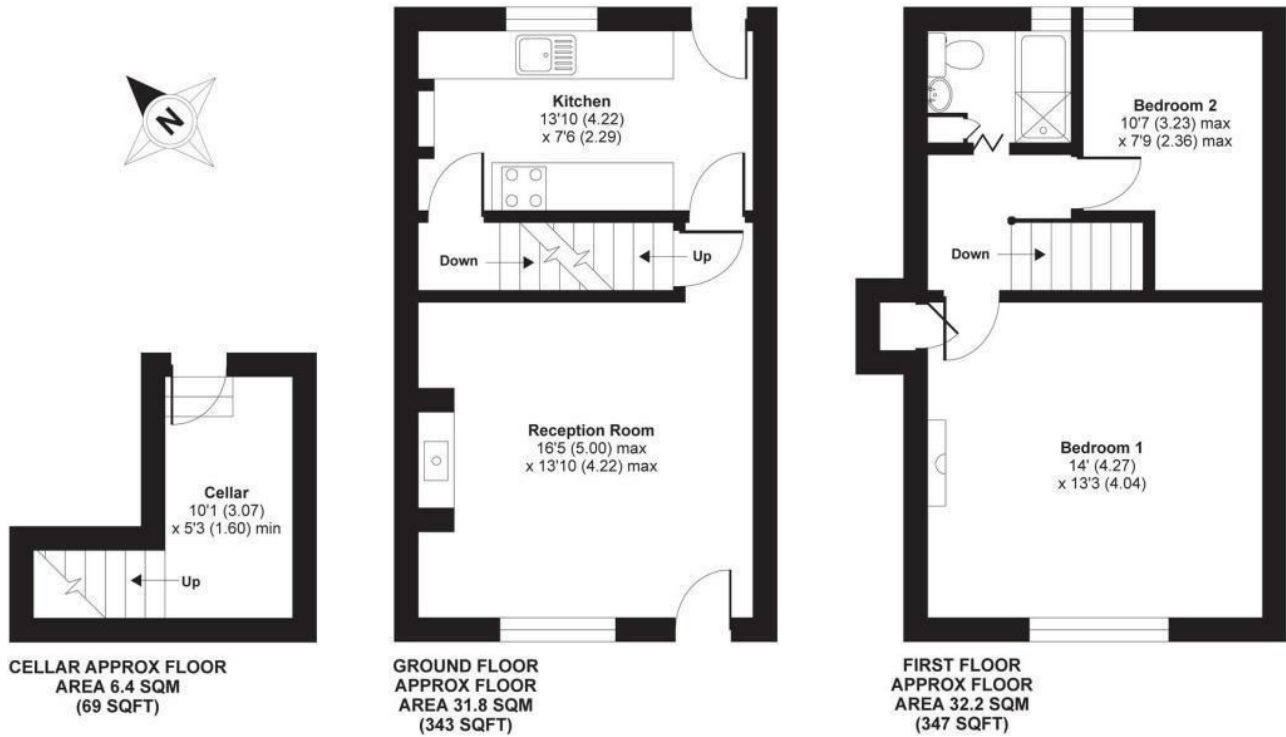


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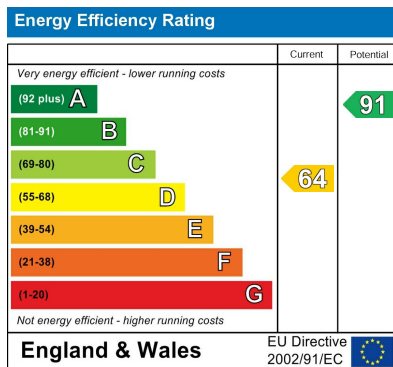


APPROX. GROSS INTERNAL FLOOR AREA 759 SQ FT 70.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### EPC



### Map



### Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Boasting a warm, homely feel throughout this charming stone built terrace boasts an abundance of character and period features. Having undergone a degree of updating over recent years the property is beautifully presented throughout and must be viewed to fully appreciate.

Accommodation briefly consists of a spacious lounge / diner with attractive fireplace and composite entrance door and a fitted kitchen with access out to the rear garden and access to the cellar. To the first floor can be found the two bedrooms (with a very large main bedroom) and the house bathroom. Externally there is an enclosed courtyard to the rear.

Located within this highly desirable area of Rawdon the property is within easy reach of several highly regarded local schools, a wide range of shops and local amenities.

## Features

- BEAUTIFULLY PRESENTED THROUGHOUT • ENCLOSED REAR GARDEN • SOUGHT AFTER LOCATION • DINING KITCHEN • VERY LARGE MAIN BEDROOM • IDEAL FOR FIRST TIME BUYER • WARM HOMELY FEEL THROUGHOUT • EPC RATING = D • CELLAR • CHARACTERFUL STONE TERRACE