

HUNTERS®

HERE TO GET *you* THERE

7 Leeds Road, Rawdon, Leeds, LS19 6HQ

Guide Price £229,950

Property Images



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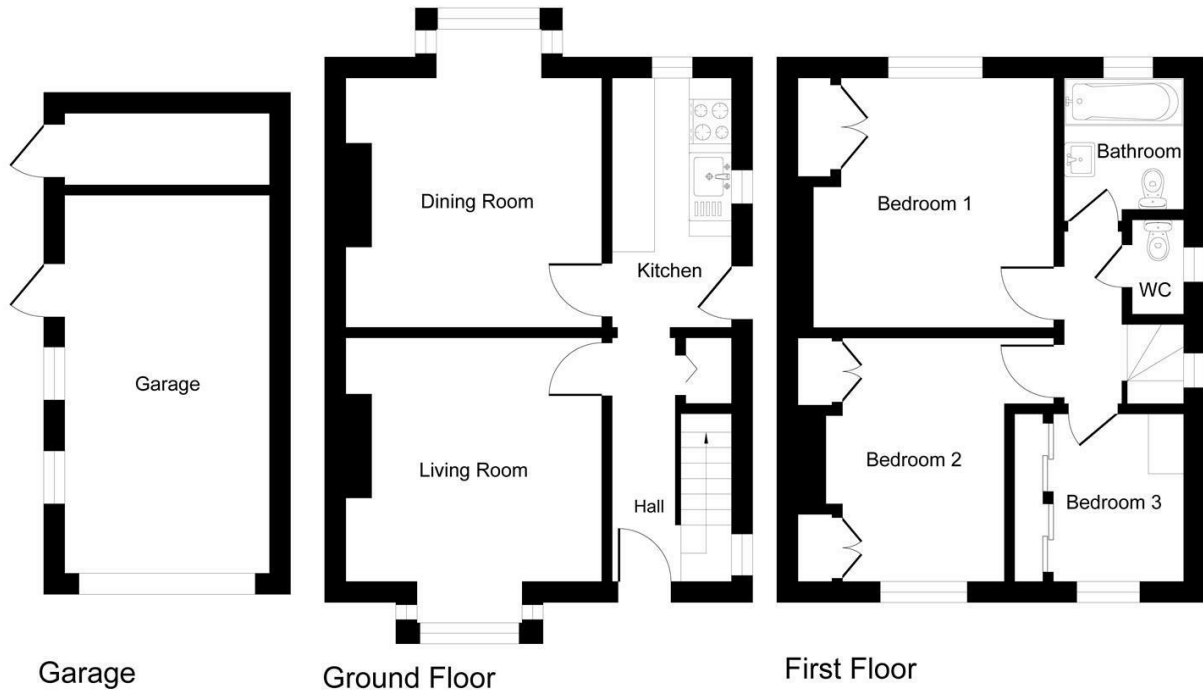
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Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards. © Outline Photos.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Offered with no onward chain, this three-bedroom semi-detached house from the 1930s presents a fantastic opportunity for someone looking to undertake a full refurbishment and create their dream family home. Situated in the desirable area of Rawdon, this property boasts great potential and is ideally located near well-regarded schools and a range of local amenities.

The ground floor features an inviting entrance hall with tiled flooring and coving, leading to a spacious lounge with a bay window, fireplace, and built-in shelving. Adjacent is the separate dining room, also generously sized, with a bay window overlooking the rear garden. The kitchen, in need of modernisation, offers a range of wall and base units, integrated appliances, and dual-aspect windows providing plenty of natural light.

Upstairs, the property comprises three good-sized bedrooms. The main and second bedrooms are both spacious doubles with fitted wardrobes and large uPVC double-glazed windows. The third bedroom, also equipped with fitted wardrobes, is a comfortable size and positioned at the front of the house. The fully tiled bathroom includes a panel bath with a shower over, a wash hand basin set on a vanity unit, and a bidet, while a separate fully tiled WC completes the first-floor accommodation.

Externally, the property features gardens to both the front and rear. The front garden is pebbled with hedge borders, and a driveway to the side provides off-street parking, leading to a single detached garage. The rear garden offers privacy with mature shrubs and trees, creating a tranquil outdoor space.

Located in the heart of Rawdon, the house is conveniently close to local shops, bars, restaurants, Micklefield Park, Rawdon Golf Club, and travel links to Leeds, Bradford, and surrounding areas. It is also just a short drive to Apperley Bridge train station. This property will appeal to a wide range of buyers looking to put their own stamp on a characterful home with significant potential.

Features

- 1930'S SEMI DETACHED HOME • IN NEED OF REFURBISHMENT • GARAGE AND DRIVEWAY • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • NO ONWARD CHAIN • GARDENS TO FRONT AND REAR • GAS HEATING AND DOUBLE GLAZING • SCOPE TO EXTEND - SUBJECT TO PLANNING