

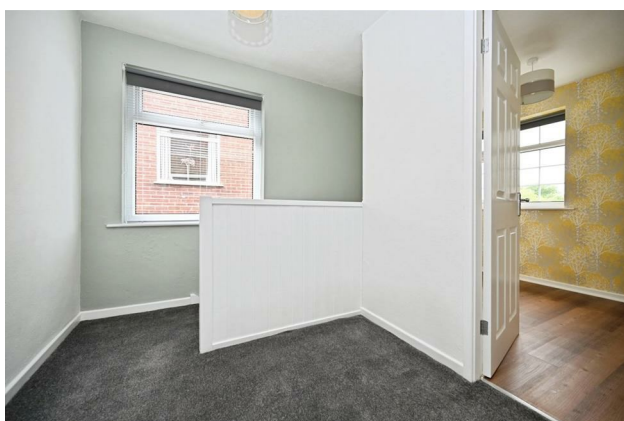
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13 Greenacre Park Rise, Rawdon, Leeds, LS19 6RU

Offers In Excess Of £265,000

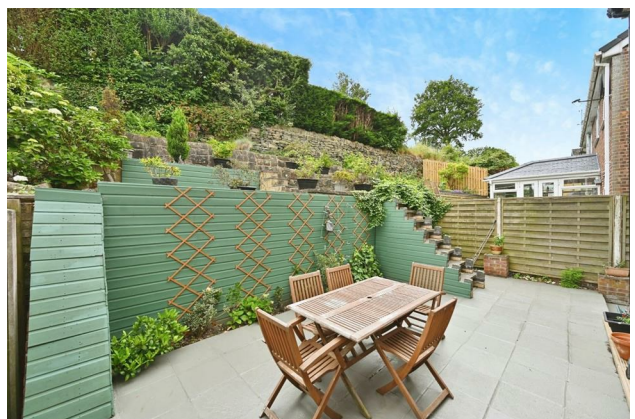
Property Images



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Property Images



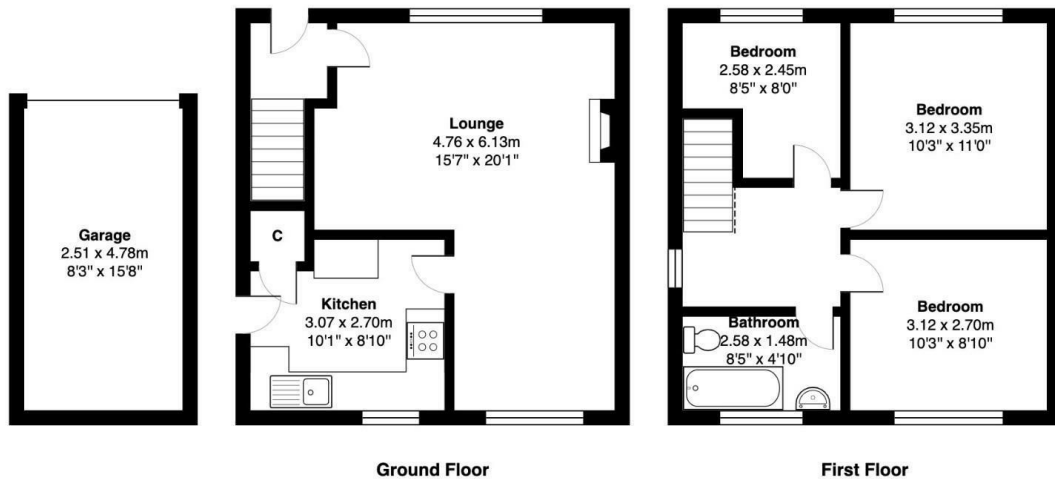
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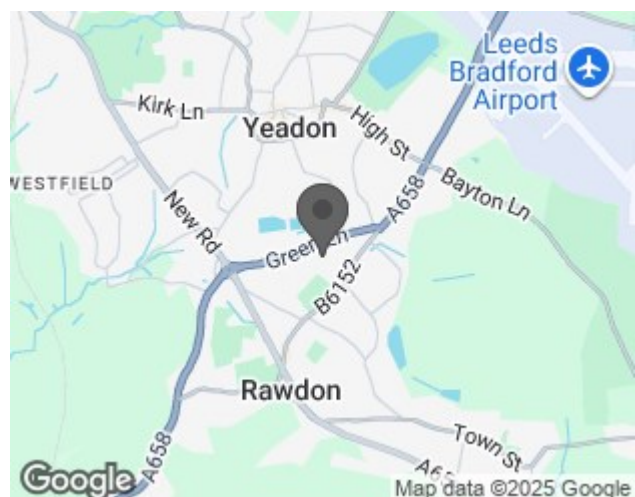
Total Area: 82.8 m² ... 891 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

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

Summary

Situated in the highly sought-after Greenacre Park area of Rawdon, this delightful three-bedroom home enjoys an elevated position, offering far-reaching views across the surrounding area. Ideal for a range of buyers and offered to the market with no onward chain, this is a superb opportunity not to be missed.

The accommodation is well-proportioned and thoughtfully laid out. On the ground floor, a welcoming entrance hallway leads into a spacious open-plan lounge, perfect for both relaxing and entertaining. This in turn opens into a fitted kitchen, creating a sociable flow to the space.

Upstairs, a generous landing provides access to the loft and leads to three well-sized bedrooms. The house bathroom is modern and neatly presented, serving all three bedrooms conveniently.

Externally, the property continues to impress. A driveway to the front provides off-street parking and leads to an under-house garage, offering useful storage or further potential, subject to the necessary consents. To the rear, a pleasant, low-maintenance garden enjoys a southerly aspect, making it a real suntrap throughout the day—ideal for summer barbecues or simply relaxing outdoors.

Located in a quiet yet accessible position within Rawdon, Greenacre Park is well-regarded for its proximity to local amenities, reputable schools, and excellent transport links, making it particularly attractive to families and commuters alike.

Early viewing is highly recommended to fully appreciate the location, views, and potential this lovely home has to offer.

Features

- FANTASTIC VIEWS • NO ONWARD CHAIN • CLOSE TO SCHOOLS AND AMENITIES • GARAGE AND DRIVEWAY • IDEAL FAMILY HOME • ENCLOSED GARDEN TO REAR • LIGHT AND NEUTRAL DECOR