

HUNTERS®

HERE TO GET *you* THERE



Harrogate Road

Rawdon, Leeds, LS19 6HJ

Asking Price £340,000



Council Tax:



32 Harrogate Road

Rawdon, Leeds, LS19 6HJ

Asking Price £340,000



ENTRANCE HALL

Composite entrance door, pine doors to the Lounge and Dining Room, pine door to the Cellar.

DINING ROOM

UPVC sliding sash windows to the front and side, Inglenook style fireplace with concealed gas point for a fire, picture rail, wall light points, built-in cupboard with shelves to alcove, two radiators, stairs to the first floor.

SITTING ROOM

UPVC sliding sash windows to the front side, Inglenook style fire surround, radiator.

KITCHEN

Fitted wall & base units with worktops and one & half bowl sink unit, Neff built-in double electric cooker and Neff electric hob with extractor hood above, integrated microwave and fridge, exposed wood panelled ceiling, Karndean flooring, radiator, double glazed windows to the front and side and UPVC door to the rear.

CELLAR

Useful storage space with a good head height and has light and power points.

UTILITY/OUTBUILDING

UPVC entrance door, central heating boiler, plumbing and space for washing machine.

FIRST FLOOR

FIRST FLOOR

LANDING

Two sliding sash windows to the front with views on the Village Green, radiator, doors to Bedrooms 1 & 2 and the Bathroom.

BEDROOM ONE

UPVC sliding sash windows to the front and side with views to Rawdon Village Green, coving to the ceiling, picture rail, feature fireplace, overstairs walk-in cupboard, radiator.

BEDROOM

BEDROOM

BEDROOM TWO

Double glazed window to the side, fitted wardrobes, feature fireplace, radiator.

BATHROOM

White suite comprising panelled bath with chrome overhead shower and glass screen, low level WC, wash-hand basin set in Quartz worktop with storage cupboards underneath, part wood panelled walls, inset ceiling spotlights, tiled walls, Karndean flooring, radiator, extractor fan, double glazed window to the front.

EXTERNALLY

EXTERNALLY

FRONT GARDEN

Mainly lawned with gravelled areas and planted with mature flower, shrubs and trees, hedge and wall boundaries.

REAR YARD

Yorkshire stone patio area and off-street parking accessed via James Street/



Harrogate Road, Rawdon, Leeds, LS19

Denotes restricted
head height

**FIRST FLOOR
APPROX FLOOR
AREA 42.2 SQM
(455 SQFT)**

**LOWER GROUND FLOOR
APPROX FLOOR
AREA 18.9 SQM
(204 SQFT)**

**GROUND FLOOR
APPROX FLOOR
AREA 44.1 SQM
(475 SQFT)**

APPROX. GROSS INTERNAL FLOOR AREA 1134 SQ FT 105.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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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Please contact our Hunters Yeadon Office
on 01132029923 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current Potential

82

42

Not energy efficient - higher running costs

EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current Potential

82

42

Not environmentally friendly - higher CO₂ emissions

EU Directive 2012/27/EC

45 High Street, Yeadon, LS19 7SP
Tel: 01132029923 Email: yeaton@hunters.com <https://www.hunters.com>