

HUNTERS®

HERE TO GET *you* THERE



Harrogate Road

Rawdon, Leeds, LS19 6HJ

Asking Price £340,000



Council Tax: E



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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/



Road Map



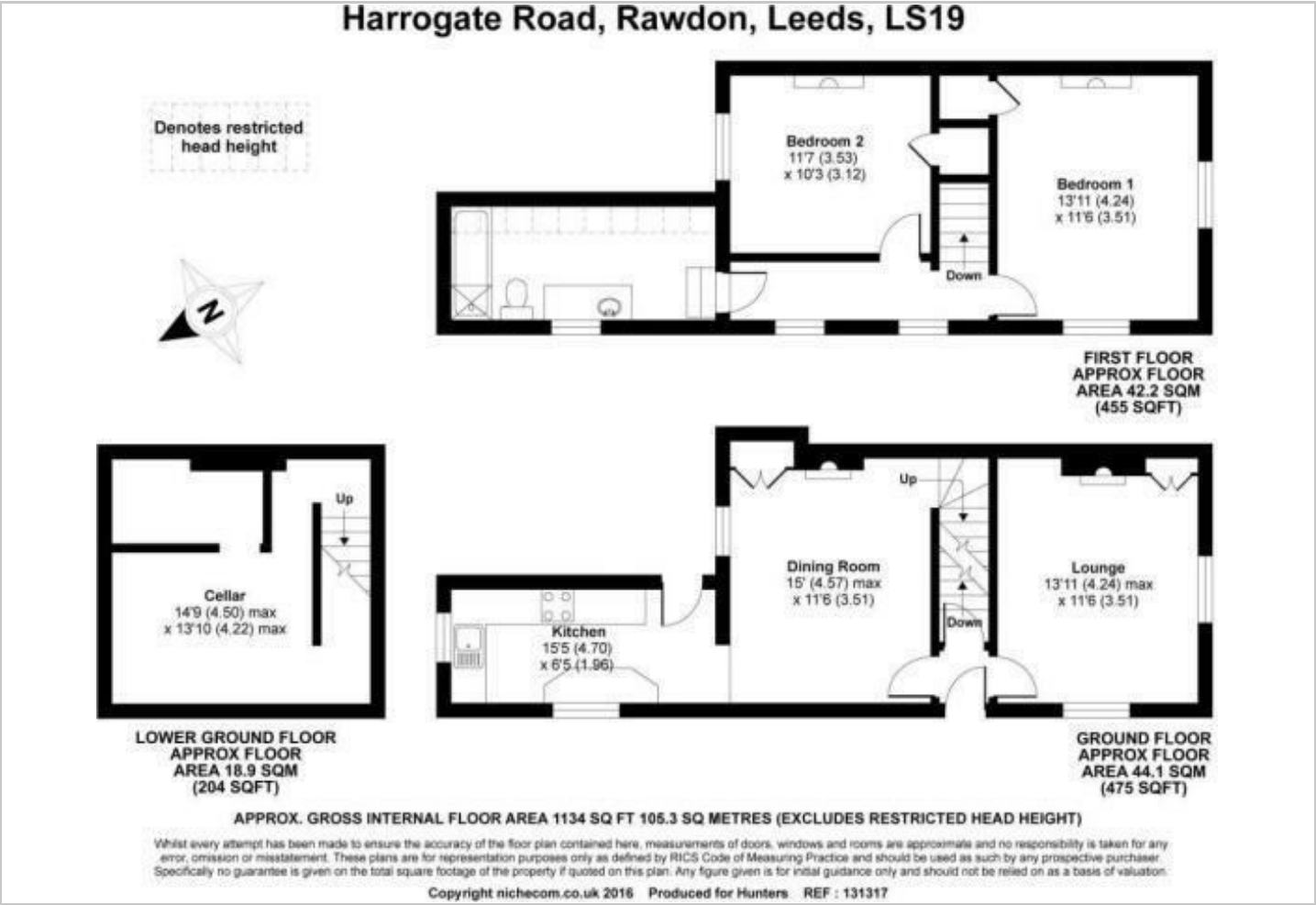
Hybrid Map



Terrain Map



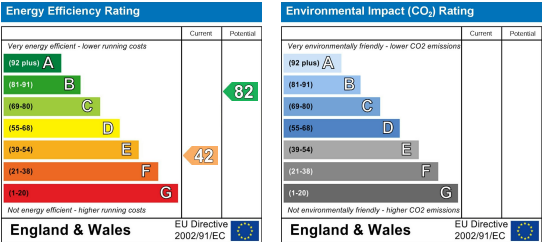
Floor Plan



Viewing

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 Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.