

# HUNTERS®

HERE TO GET *you* THERE

3 Upper Lombard Street, Rawdon, Leeds, Yorkshire, LS19 6BP

Asking Price £325,000

Property Images

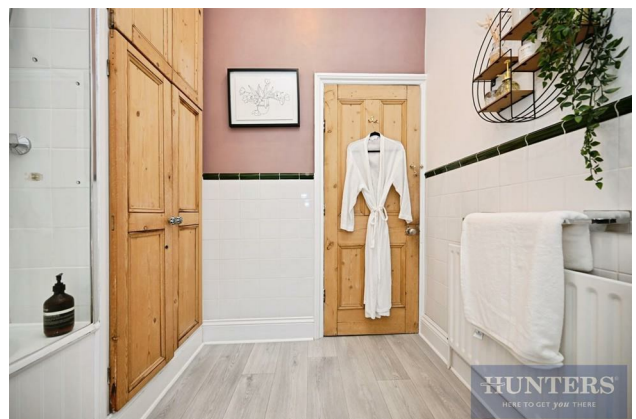




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## Property Images



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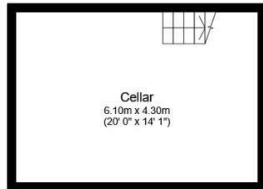
## Property Images





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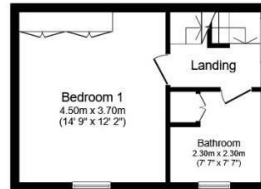
## Basement

Floor area 26.2 sq.m. (282 sq.ft.)



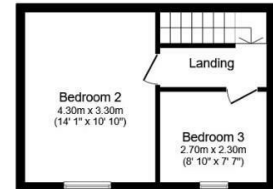
## Ground Floor

Floor area 34.0 sq.m. (366 sq.ft.)



## First Floor

Floor area 26.2 sq.m. (282 sq.ft.)



## Second Floor

Floor area 26.2 sq.m. (282 sq.ft.)

Total floor area: 112.7 sq.m. (1,213 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Character Property Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This beautifully presented stone end-terrace home offers generous three bedroom accommodation in the much-loved Little London area of Rawdon. Carefully modernised, it combines the charm of a period property with a stylish contemporary finish. The heart of the home is its superb first-floor open plan living space, where the dining area, lounge and kitchen flow together to create a warm and welcoming setting. Large windows draw in natural light and highlight the quality of the décor, while the feature fireplace and solid oak flooring add character. The modern kitchen includes smart fitted cabinetry, wooden work surfaces and integrated appliances, with a breakfast bar providing an inviting spot for relaxed meals.

The master bedroom sits on the first floor alongside a well appointed bathroom with a traditional suite and useful storage. Two further bedrooms are found on the second floor, offering flexibility for family life, home working or visiting guests. A double cellar provides valuable storage and houses the central heating boiler.

Outside, the private enclosed courtyard offers a peaceful space for relaxing or entertaining, making the most of the property's sunny aspect.

Upper Lombard Street enjoys a sought-after position within Little London, an area known for its charming character homes and friendly atmosphere. The location is ideal for commuters, with convenient access to major routes, Apperley Bridge railway station and Leeds Bradford Airport. Everyday amenities are close at hand, including shops, cafés, restaurants, gyms and well regarded schools, while woodland walks and green spaces are just moments away.

This delightful home will appeal to first-time buyers and families seeking a blend of period style, modern comfort and an enviable Rawdon setting.

## Features

- SOUGHT AFTER LITTLE LONDON LOCATION • SET OVER THREE FLOORS PLUS CELLAR • THREE DOUBLE BEDROOMS • PERIOD FEATURES • CLOSE TO PARK, AMENITIES, SCHOOLS AND TRAIN STATION • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • OPEN PLAN LIVING SPACES • HIGH SPECIFICATION