

# HUNTERS®

HERE TO GET *you* THERE

16 Canada Road, Rawdon, Leeds, LS19 6LR

Asking Price £249,950

Property Images



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## Property Images



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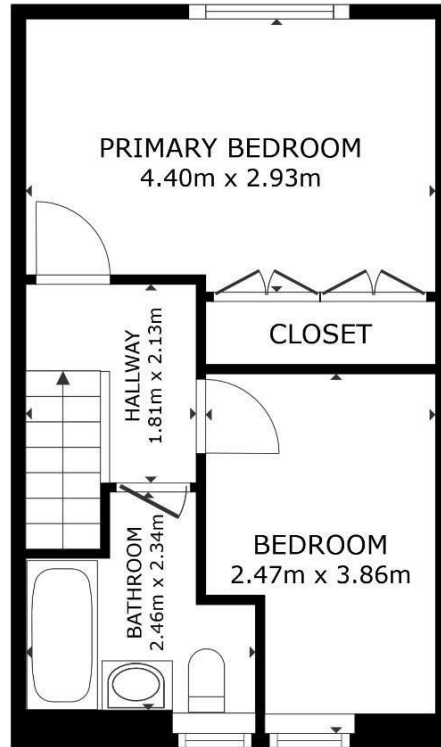
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GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 33.9 m<sup>2</sup> FLOOR 1 33.1 m<sup>2</sup>  
TOTAL : 67.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in a charming neighborhood, this exquisite stone terrace home effortlessly blends timeless period features with modern comforts. Boasting two generously sized double bedrooms, this property is a true gem for those seeking character and style. Upon entering, you are greeted by a warm and inviting lounge, highlighted by a stunning stone fireplace and a cozy log-burning stove, perfect for those chilly evenings. The lounge's stone mullioned windows and beautifully stripped wooden doors further enhance its historic charm.

The heart of this home lies in its bespoke fitted dining kitchen, offering both functionality and elegance. Custom cabinetry, ample counter space, and thoughtfully integrated appliances make this kitchen a joy for both everyday cooking and entertaining guests. Adjoining the kitchen is a rear hall, providing convenient access to the outdoor spaces.

Upstairs, the first floor houses two spacious double bedrooms, each offering ample natural light and a serene atmosphere. The house bathroom is tastefully appointed, combining classic design elements with contemporary amenities to create a relaxing retreat.

Externally, the property features a quaint front garden bordered by a traditional stone wall, adding to its curb appeal. The rear garden is a delightful outdoor oasis, predominantly paved and adorned with well-maintained planted borders. This private space is ideal for al fresco dining, gardening, or simply enjoying the outdoors in a tranquil setting.

Located within close proximity to a variety of shops, schools, and amenities, this home offers the perfect balance of convenience and tranquility. With its period features and modern updates, this gorgeous stone terrace is an exceptional find, providing a beautiful and comfortable living space in a desirable location.

## Features

- CHARACTERFUL FEATURES • PLEASANT GARDEN TO REAR • LOG BURNING STOVE • DINING KITCHEN • TWO BEDROOM COTTAGE • CLOSE TO SCHOOLS AND AMENITIES • IDEAL FIRST TIME BUYER HOME • EPC RATING = D • SUPERB HOUSE BATHROOM