



*****TWO-BEDROOM DORMER BUNGALOW***** *****HEART OF RAWDON VILLAGE*****
*****NO ONWARD CHAIN***** *****GENEROUS PLOT***** *****LARGE REAR GARDEN*****
*****OFF-STREET PARKING*****

Situated in the heart of the popular Rawdon Village, this spacious two-bedroom dormer bungalow offers versatile accommodation and generous outdoor space. The ground floor comprises an entrance porch, hallway, separate kitchen, spacious sitting room with a bay window, bedroom, shower room, dining room and conservatory. Externally, the property benefits from a front garden, large rear garden and off-street parking. An excellent opportunity for those seeking a spacious bungalow in a sought-after village location, offered for sale with no onward chain!

Key Features:

- ATTRACTIVE SEMI DORMER BUNGALOW
 - SITUATED IN THE HEART OF RAWDON VILLAGE
 - NO ONWARD CHAIN
 - CONSERVATORY OVERLOOKING THE GARDEN
 - GENEROUS PLOT WITH FRONT AND REAR GARDENS
 - EXCELLENT NEARBY LOCAL AMENITIES
 - GROUND FLOOR BEDROOM & SHOWER ROOM
 - OFF-STREET PARKING AVAILABLE
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Ground Floor

PORCH

The front door is situated at the side of the property opening into a porch with second door into the hallway.

HALLWAY

Central hallway providing access to the ground-floor accommodation, with doors leading to the principal rooms.

KITCHEN

9' 9" x 10' 0" (2.97m x 3.05m)

The separate kitchen offers a generous amount of worktop and storage space, with a range of wall and base units arranged around the room. There's space for appliances, making it a functional area with plenty of potential for a buyer looking to modernise and create their ideal kitchen!

LIVING ROOM

10' 11" x 19' 4" (3.33m x 5.89m)

The spacious living room offers generous proportions, with ample space for a variety of furniture arrangements. A large bay window to the front allows natural light to fill the room, whilst the feature fireplace provides a focal point. The room offers excellent potential for modernisation, allowing buyers to create a living space tailored to their own tastes and style.

BEDROOM

10' 8" x 8' 10" (3.25m x 2.69m)

A well-proportioned ground-floor bedroom overlooking the rear garden, enjoying a pleasant outlook and offering flexibility for a range of needs.

GROUND FLOOR BATHROOM

The ground-floor shower room comprises a walk-in shower enclosure, wash hand basin set within a vanity unit and WC. A heated towel rail and useful built-in storage further enhance the practicality of the room.



DINING ROOM
10' 11" x 15' 0" (3.33m x 4.57m)

A well-proportioned dining room offering plenty of space for a family dining table and additional furniture. The room provides access to the conservatory and stairs rising to the first floor, making it a practical and versatile part of the home.

CONSERVATORY
7' 10" x 6' 11" (2.39m x 2.11m)

Overlooking the rear garden, the conservatory provides a bright additional reception space, ideal for relaxing, enjoying the garden views or creating a peaceful seating area. With plenty of natural light and direct access to the outside, this is a versatile addition to the accommodation.

First Floor

BEDROOM TWO
12' 11" x 17' 2" (3.94m x 5.23m)

Situated on the first floor, the second bedroom is a generously sized room offering ample space for bedroom furniture and additional storage. The layout provides flexibility for use as a double bedroom, guest room or hobby space,

ENSUITE SHOWER ROOM

The en-suite shower room comprises a shower enclosure, wash hand basin and WC, providing convenient facilities adjoining the first-floor bedroom. The room also benefits from tiled walls and a heated towel rail, with potential for refurbishment to create a more contemporary finish.



2



2



Off-Road
Parking



Council Tax = C



2



Freehold



Semi-
Detached



D





Exterior

The property occupies a generous plot, with gardens to both the front and rear. The paved front garden offers excellent potential for additional off-road parking, whilst a driveway leads to the detached garage, measuring approximately 10'0" x 19'0", which benefits from both power and lighting.

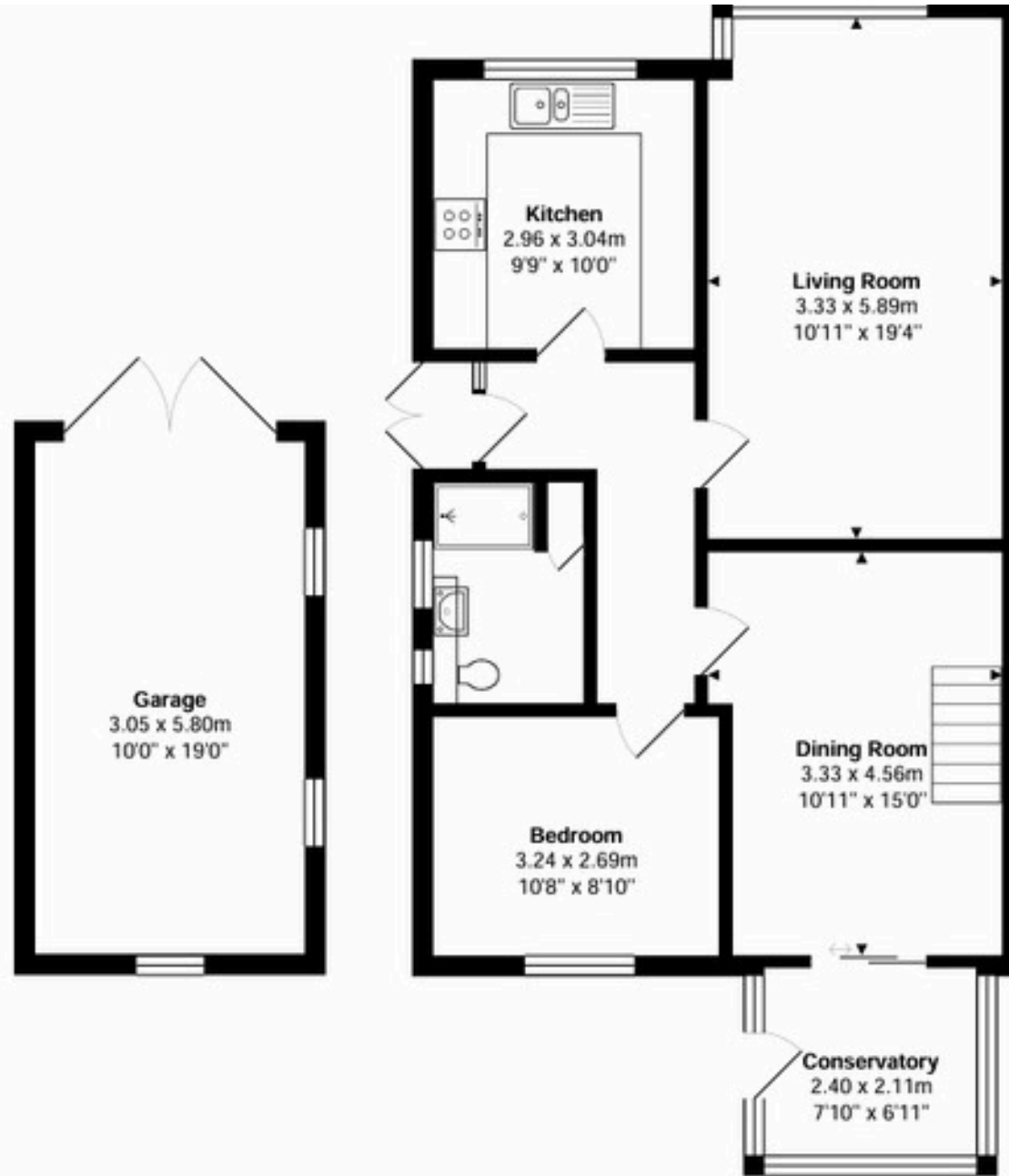
To the rear, the attractive garden features a paved patio area leading onto well-maintained lawns, complemented by mature shrub borders. A further paved seating area and greenhouse provide additional space for relaxing and gardening, with the garden enclosed by timber fencing.

Location

Situated within the popular residential area of Rawdon, the property is conveniently located for a range of local amenities, including shops, cafés, restaurants and everyday conveniences within the village. Nearby Micklefield Park provides green space for outdoor recreation, whilst the area is well served by local schools and bus routes. Apperley Bridge railway station is also within easy reach, offering connections towards Leeds and beyond, with the nearby A65 and A6120 providing convenient road links across Leeds and the wider West Yorkshire area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor