

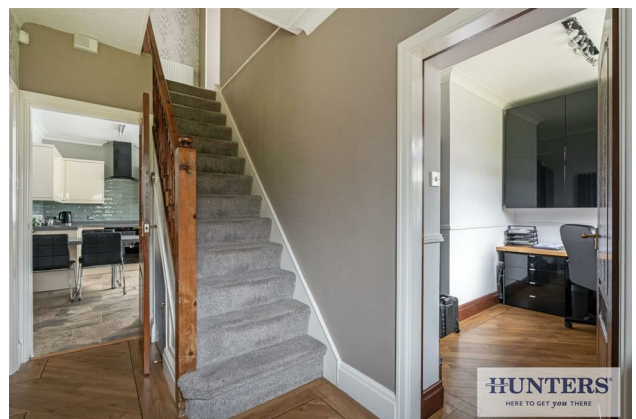
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6 Canada Drive, Rawdon, Leeds, LS19 6LU

Asking Price £425,000

Property Images



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Approximate Floor Area = 141.1 sq m / 1519 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 159.7 sq m / 1719 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105997

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2
 Tenure: Freehold

Nestled in the desirable area of Canada Drive, Rawdon, Leeds, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Built in 1926, the property sits on a generous corner plot providing ample outdoor space for children to play and for gardening enthusiasts to indulge their passions.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is plenty of room for everyone to have their own space. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Situated on a corner plot, this property benefits from a sense of privacy and an abundance of natural light. The convenience of parking for three vehicles adds to the appeal, making it easy for families with multiple cars or visitors.

Location is key, and this home is ideally positioned close to local schools and amenities, making it a perfect choice for families. With no onward chain, the process of moving in can be swift and hassle-free, allowing you to settle into your new home without delay.

In summary, this semi-detached house on Canada Drive is an ideal family home, combining space, comfort, and a prime location. It is a wonderful opportunity for those looking to create lasting memories in a welcoming environment.

Features

- 4 spacious bedrooms • 2 modern bathrooms • 2 reception rooms • Semi-detached house • Private rear garden • Corner plot location • Close to schools • Near local amenities • No onward chain • Viewing recommended