

HUNTERS®

HERE TO GET *you* THERE



Stoneycroft

Rawdon, Leeds, LS19 6EW

Asking Price £320,000



Council Tax: C



7 Stoneycroft

Rawdon, Leeds, LS19 6EW

Asking Price £320,000



Additional Info

Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances. The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

Tel: 01132029923



Stoneycroft, Rawdon, Leeds, LS19

GROUND FLOOR
APPROX FLOOR
AREA 39.8 SQM
(429 SQFT)

FIRST FLOOR
APPROX FLOOR
AREA 39.8 SQM
(429 SQFT)

Mezzanine Level
15'4 (4.67)
x 9'2 (2.79)

Eaves

SECOND FLOOR
APPROX FLOOR
AREA 5.2 SQM
(57 SQFT)

Denotes restricted head height

APPROX. GROSS INTERNAL FLOOR AREA 915 SQ FT 85 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Hunters Property Group REF : 515081

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/65/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-40) C		
(55-48) D		
(39-54) E		
(21-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/65/EC

England & Wales

45 High Street, Yeadon, LS19 7SP
Tel: 01132029923 Email: yeaton@hunters.com <https://www.hunters.com>