



**Lombard Street, Rawdon Leeds LS19 6BW**



**welcome to**

**Lombard Street, Rawdon Leeds**

BEAUTIFULLY PRESENTED three-bedroom mid-terrace home in Rawdon's SOUGHT-AFTER conservation area. Features a spacious lounge, private rear garden, and driveway parking. Close to excellent schools, GREEN SPACES, and transport links—perfect for family living.



## Rawdon

Rawdon Village is located approximately 7 miles from Leeds City Centre. The village offers a variety of shops, bars, cafes, and restaurants. Nearby Yeadon, accessible by a short drive or bus ride, provides an even wider range of amenities. Regular bus services and the nearby Apperley Bridge Train Station, which connects to Leeds, Bradford, and surrounding areas, make commuting convenient. Rawdon falls within the catchment area of several well-regarded primary and secondary schools, making it ideal for families. The prestigious Woodhouse Grove School is also just a short drive away. Rawdon Billing offers beautiful countryside walks and ample green space, while the Rawdon Model Boat Club is a hidden gem.

## Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

## Lounge/Diner

A fabulous and spacious room with a bay window to the front and fully glazed patio doors to the rear allowing a good amount of natural light to flow through.

## Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

## Bedroom One

A double bedroom with a built in cupboard.

## Bedroom Two

A double bedroom with space for free standing furniture.

## Bedroom Three

A single bedroom with space for free standing furniture.

## Bathroom

Fitted with a three piece suite comprising a bath with

shower over, wc, wash hand basin and a chrome heated towel rail.

## Outside

To the front there is a driveway providing off street parking. The rear garden is mostly laid to lawn with a paved seating area.

## Agents Note

There is a right of way to the rear for neighbours to access the rear garden.



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## **Lombard Street, Rawdon Leeds**

- MID TERRACE HOUSE
- THREE BEDROOMS
- DESIRABLE RAWDON LOCATION
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA106922 - 0003

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**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**