



Layton Park Drive, Rawdon Leeds LS19 6PH

welcome to

Layton Park Drive, Rawdon Leeds

A detached bungalow located in a highly desirable area of Rawdon, offering two good size double bedrooms, front and rear gardens, off-street parking and a detached garage. In need of modernisation, with great potential and no onward chain — an ideal project opportunity.



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 and Horsforth Train Stations, 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.

Lounge

A spacious, bright and airy room with a gas fireplace and large bay window to the front.

Kitchen

The kitchen offers a range of wall and base units with spaces for all appliances.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath, wc and hand basin.

Outside

The front and rear gardens are laid to lawn and a driveway to the side provides off street parking.

Garage

A single detached garage perfect for storage.

Agents Note

We have limited knowledge about this property, please consult your conveyancer.



view this property online williamhbrown.co.uk/Property/YEA107305



welcome to

Layton Park Drive, Rawdon Leeds

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- HIGHLY DESIRABLE AREA
- FRONT & REAR GARDENS
- OFF STREET PARKING

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

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107305



Property Ref:
YEA107305 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk