

HUNTERS®

HERE TO GET *you* THERE

52 Canada Road, Rawdon, Leeds, LS19 6LR

Asking Price £309,950

Property Images



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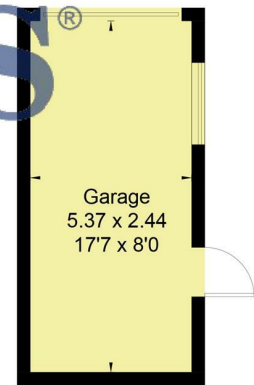
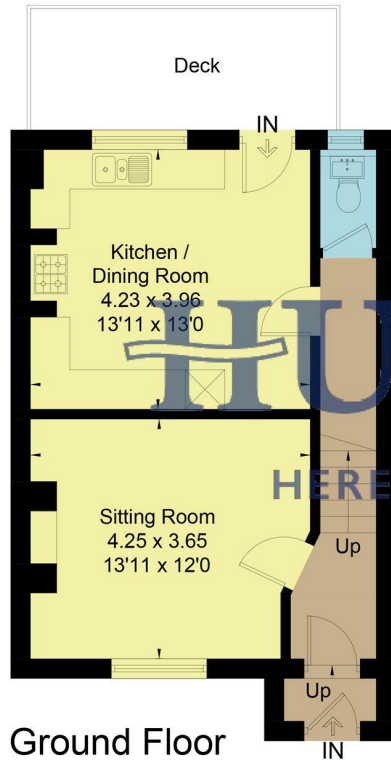
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Approximate Floor Area = 82.9 sq m / 892 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 96 sq m / 1033 sq ft



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 #114438

EPC

Energy Efficiency 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		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Nestled in the sought-after area of Rawdon, Leeds, this charming mid-terrace house on Canada Road presents an exceptional opportunity for both families and professionals alike. Recently refurbished to a high specification, the property beautifully combines modern comforts with delightful period features, creating a warm and inviting atmosphere.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The contemporary bathroom is designed with both style and functionality in mind.

The heart of the home is undoubtedly the kitchen, which comes equipped with integrated appliances, making meal preparation a pleasure. The large gardens to both the front and rear offer a wonderful outdoor space for children to play or for hosting summer gatherings. A raised decked terrace at the rear provides an ideal spot for al fresco dining, while the garage and driveway at the back ensure convenient parking for up to two vehicles.

This property is ideally located close to local schools and amenities, making it perfect for families. Additionally, the picturesque rural walks nearby offer a serene escape from the hustle and bustle of city life. With its blend of modern living and traditional charm, this home on Canada Road is a rare find in a desirable location. Don't miss the chance to make it your own.

Features

• Newly refurbished house • High specification finish • Period features throughout • Large front and rear gardens • Garage and driveway at rear • Integrated kitchen appliances • Raised decked terrace • Close to schools and amenities • Near picturesque rural walks • Sought after Rawdon location