

38 Canada Road, Rawdon

£225,000

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

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SALES & LETTINGS

NO ONWARD CHAIN - set within the heart of Rawdon Village , this delightful stone built two bedroom former weavers cottage simply oozes charm and character with numerous traditional features throughout .The property briefly comprises spacious living room with fireplace, modern fitted kitchen with white goods to the ground floor. To the first floor is a large double bedroom to the front ,with a further single bedroom overlooking the rear garden. The tiled house bathroom has both bath and shower facilities. Outside to the front there is an enclosed stone walled garden with gated access, whilst to the rear is a paved seating area ideal for alfresco dining/entertaining. On street parking is available adjacent to the property.

Within the local vicinity are numerous shops and eateries that Rawdon has to offer , whilst Rawdon Billing is a short walk away with its outstanding views and lake.

The area is well served by a range of excellent schools and numerous road transport links to Leeds, Bradford and beyond. Apperley Bridge Railway Station is a short distance away.

LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 2



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BATHROOM



REAR



DIRECTIONS

From Harrogate Road continue along and turn right into Canada Road where no 38 is located on the left hand side

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

PARKING

The parking at the property is Street Parking

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

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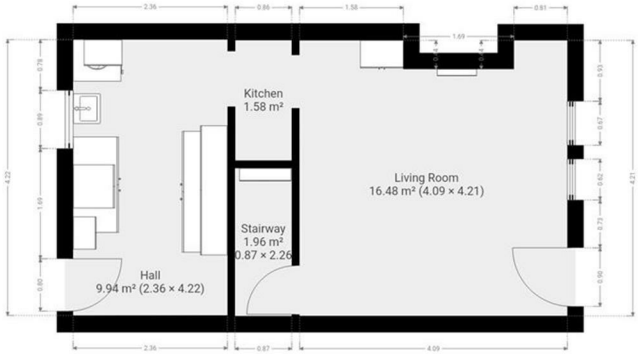
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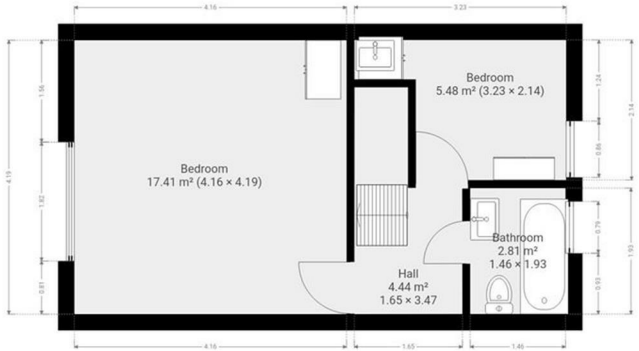
VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460





Square Meterage: 60.1m2

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