



14 LEEDS ROAD RAWDON LS19 6AX

Asking price £299,950

FEATURES

- Beautifully Refurbished Semi-Detached Home
- Elegant Sitting Room With Wood Burning Stove
- Entrance Hall, Cloakroom & Useful Under house Storage
- Smart House Bathroom Enjoying A Four Piece Suite
- Ideal Opportunity To Acquire A Turn Key Property
- Sleek & Stylish Living Dining Kitchen
- South Westerly Facing Garden Ideal For Outdoor Entertaining
- Two Large Double Bedrooms Both Having Fitted Wardrobes
- Tenure Freehold / EPC Rating D / Council Tax Band C
- With A Short Stroll Of Amenities, Schools & Transport Links



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautifully Re-Furbished 2 Bedroomed Semi-Detached Home

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, OAK DOORS and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

With a composite entrance door, stairs up to the first floor, radiator, tiled floor and further door to the side elevation.

Cloakroom

With a combined 2 in 1 low suite w.c and wash basin with mixer tap. Wood effect flooring and radiator.

Sitting Room 14'2" x 12'10" (4.32m x 3.91m)

An elegant sitting room having a feature wood burning stove with a granite heart. Alcove panelled walls, spotlights and base cupboards, radiator and bay window to the front elevation.

Dining Kitchen 19'4" x 13'0" (5.89m x 3.96m)

A smart & stylish dining kitchen having a range of modern base and wall units incorporating cupboards, drawers, wine rack and co-ordinating work surfaces. Breakfast island with a one and a half bowl sink unit inset, integrated fridge freezer, dishwasher and double electric oven with a four ring induction hob having an extractor over. Plumbing for an automatic washing machine, space for a dryer, two radiators, tiled floor and enjoying a dual aspect with window to the side and two windows to the rear elevation.

First Floor

Landing

With window to the front and side elevation, generous storage cupboard and radiator.

Bedroom 1. 12'11" x 12'9" (3.94m x 3.89m)

A spacious bedroom with an extensive range of fitted wardrobes and drawers with part wood panelled walls, radiator and window to the rear elevation.

Bedroom 2. 13'1" x 12'2" (3.99m x 3.71m)

Another generous double bedroom again having fitted wardrobes and part wood panelled walls with radiator and window to the front elevation.

Bathroom

A terrific modern house bathroom enjoying a four piece suite comprising a tiled shower stall, wash basin, low suite w.c and panelled bath. Fully tiled walls and floor, recessed spotlights and window to the rear elevation.

Low Ground Floor

Cellar

To the lower ground floor there is an extremely useful storage cellar, which has the potential to convert into further accommodation subject to the necessary planning permissions and building regulations.

Outside

Standing on a great plot having a gravelled driveway providing parking for numerous cars, whilst to the rear there is a large south westerly facing garden having scope for a lawned area and expansive flagged patio ideal for outdoor entertaining and alfresco dining.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Street Parking

Located in Rawdon Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

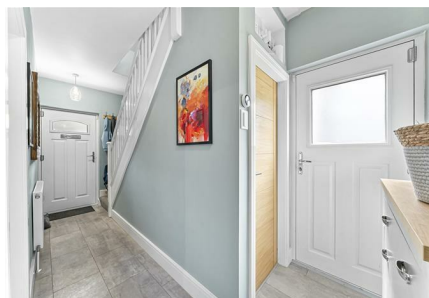
Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



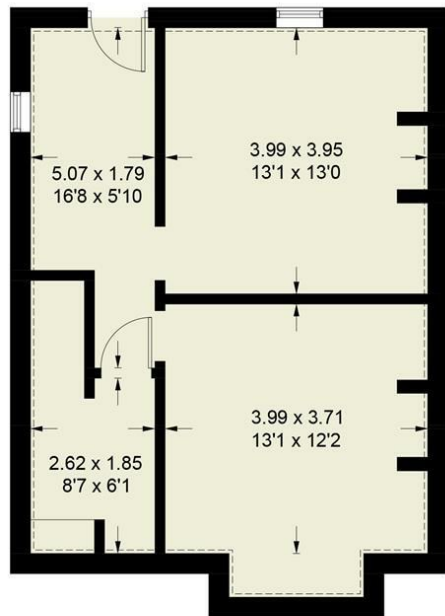
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Leeds Road, Rawdon, LS19

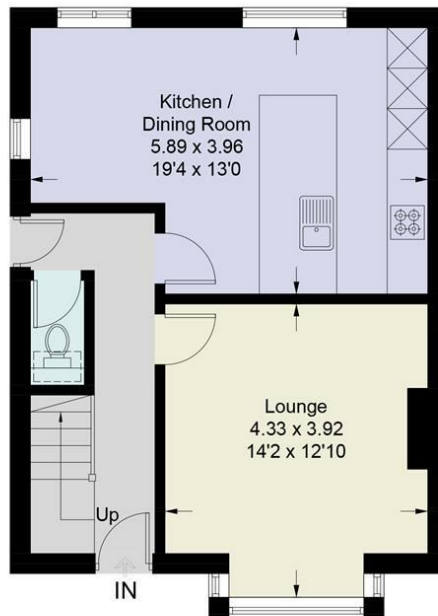
Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft
Basement = 47.4 sq m / 510 sq ft



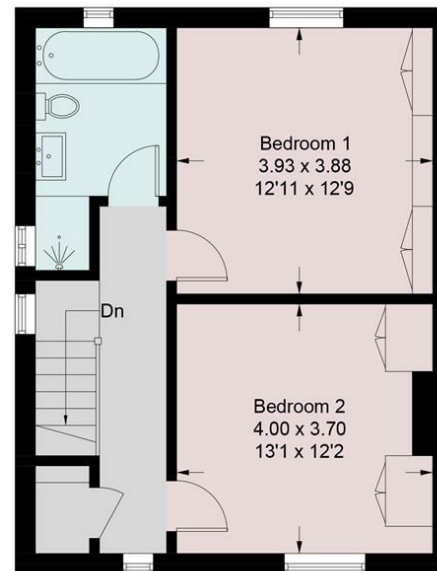
 = Reduced headroom below 1.5m / 5'0



Basement



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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