



**Markham Avenue, Rawdon Leeds LS19 6NE**



**welcome to**

## **Markham Avenue, Rawdon Leeds**

A charming semi-detached dormer bungalow in sought-after Rawdon. Offers two double bedrooms, a spacious rear garden, and driveway. In need of modest updating—ideal for buyers keen to add their own style and value. Great potential in a desirable location.



## 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.

## Agents Note

1. The land at the rear of the house has a restriction and cannot be built on.
2. We have been unable to verify if Building Regulation Certification has been provided for the loft conversion to the property in 1980. We ask that you satisfy yourself in this regard before proceeding.

## Entrance Hall

Enter from the side into the hallway giving access to all ground floor rooms.

## Lounge

11' 10" Into bay x 10' 7" Max ( 3.61m Into bay x 3.23m Max )  
A bright and airy room with a feature stone fireplace, shelves and cupboard built into the recess and a bay window to the front allowing a good amount of natural light to flow through.

## Study

12' Into recess x 7' 10" Into recess ( 3.66m Into recess x 2.39m Into recess )  
A good size study perfect for someone working from home with stairs leading to the first floor.

## Kitchen

10' 1" max x 8' 6" Into window recess ( 3.07m max x 2.59m

Into window recess )

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

## Bedroom Two

11' 5" Into recess x 10' 8" Max ( 3.48m Into recess x 3.25m Max )  
A double bedroom positioned to the front elevation with space for free standing furniture.

## Shower Room

Comprising a shower cubicle, wc, wash hand basin and heated towel rail.

## Bedroom One

15' 3" Max x 9' 11" Into recess ( 4.65m Max x 3.02m Into recess )  
Located on the first floor, a double bedroom with space for free standing furniture and under eaves storage. Dual aspect windows to the front and rear allow a good amount of natural light to flow through.

## Cellar

A great storage space.

## Outside

To the front of the property there is a small lawn with well established shrubs and a driveway to the side providing off street parking. To the rear of the property there is a large lawn with well established trees providing a good deal of privacy.

## Garage

A detached garage, perfect for storage.



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## Markham Avenue, Rawdon Leeds

- SEMI DETACHED DORMER BUNGALOW
- TWO DOUBLE BEDROOMS
- LARGE REAR GARDEN
- DETACHED GARAGE
- GREAT REFURBISHMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107223 - 0005

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