



Grasmere Batter Lane, Rawdon Leeds LS19 6EU

welcome to

Grasmere Batter Lane, Rawdon Leeds

A three-bedroom semi-detached home in a sought-after Rawdon location, offering excellent refurbishment potential. Set on a good size plot with gardens to three sides, off-street parking and a detached garage. Available with no onward chain, making it an ideal project opportunity.



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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.

Hallway

With stairs leading to the first floor.

Living Room

Open to the dining room, a bright room with feature fireplace.

Dining Room

Open to the lounge and having fully glazed sliding doors opening to the garden.

Kitchen

The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Bedroom Three

A single bedroom with fitted wardrobes.

Shower Room

Comprising a corner shower cubicle, wc and hand basin.

Outside

There are well maintained gardens to three sides, mostly laid to lawn and a driveway to the rear provides off street parking.

Garage

A single detached garden, perfect for storage.



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Grasmere Batter Lane, Rawdon Leeds

- **OPEN DAY SATURDAY 25TH - PHONE TO BOOK A SLOT**
- THREE BEDROOM SEMI DETACHED HOUSE
- REFURBISHMENT OPPORTUNITY
- GARDEN TO THREE SIDES
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107573 - 0003

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.

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