



**Layton Park Drive, Rawdon Leeds LS19 6PH**

**welcome to**

**Layton Park Drive, Rawdon Leeds**

A detached bungalow located in a highly desirable area of Rawdon, offering two good size double bedrooms, front and rear gardens, off-street parking and a detached garage. In need of modernisation, with great potential and no onward chain — an ideal project opportunity.



## **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 and Horsforth Train Stations, 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.

## **Lounge**

A spacious, bright and airy room with a gas fireplace and large bay window to the front.

## **Kitchen**

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

## **Bedroom One**

A double bedroom with space for free standing furniture.

## **Bedroom Two**

A double bedroom with space for free standing furniture.

## **Bathroom**

Fitted with a three piece suite comprising a bath, wc and hand basin.

## **Outside**

The front and rear gardens are laid to lawn and a driveway to the side provides off street parking.

## **Garage**

A single detached garage perfect for storage.

## **Agents Note**

We have limited knowledge about this property, please consult your conveyancer.



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welcome to

## Layton Park Drive, Rawdon Leeds

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- HIGHLY DESIRABLE AREA
- FRONT & REAR GARDENS
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA107305 - 0003

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