



# 3 BENTON PARK ROAD RAWDON LS19 6LY

**Asking price £365,000**

## FEATURES

- Attractive Semi-Detached Family Home
- Welcoming Entrance Hall and Generous Sitting Room
- Dining Area With Adjoining Kitchen and Good Sized Conservatory
- Three Well-Proportioned Bedrooms With Open Outlook
- House Bathroom and Separate WC
- Block Paved Driveway and Detached Garage
- Recently Flagged West Facing Rear Garden
- Close to Benton Park School and Countryside Walks
- Potential To Convert Roof Space Subject to Necessary Permissions
- EPC Rating D/ Council Tax Band D/ Freehold



# Attractive 3 Bedroomed Semi Detached House In Rawdon

An attractive three bedroomed semi-detached property, an ideal home for a growing family benefiting from three reception spaces and a westerly facing rear garden all within a short walk of Benton Park School. The property provides spacious, light and airy accommodation with the potential to create further accommodation in the roof space subject to the necessary planning permissions. The ground floor comprises a welcoming entrance hall, generous sitting room, dining area with well equipped kitchen off and good sized conservatory with French doors out to the rear garden. On the first floor there are three well-proportioned bedrooms, a house bathroom and separate wc. Outside there is a blocked paved driveway providing ample off road parking, a detached garage and low maintenance gardens to the front and rear with an Indian sandstone patio providing an ideal space for outdoor entertaining.

## The Accommodation...

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

### Ground Floor

#### Entrance Hall

A welcoming entrance hall having a double glazed entrance door with side screens, stairs up to the first floor, store cupboard, additional entrance door to the side and two central heating radiators.

#### Sitting Room 14'5" x 12'10" (4.39m x 3.91m)

A generous reception room enjoying a bay window to the front elevation overlooking greenery Feature fireplace having a conglomerate marble interior, hearth and Adams Style surround housing a fitted gas fire, two wall light points, ceiling cornice and central heating radiator.

#### Living/Dining Room 12'11" x 10'8" (3.94m x 3.25m)

Situated just off the kitchen having French Doors through to the conservatory with a feature fireplace having a conglomerate marble style interior, hearth and wooden surround housing an electric fire. Ceiling cornice, recessed spotlights central heating radiator and opening into:

#### Kitchen 13'11" x 8'5" (4.24m x 2.57m)

A light and airy kitchen with a range of base and wall units incorporating cupboards,

drawers, concealed lighting and granite work surfaces having a tiled splash back. Inset one and a half bowl stainless sink unit with mixer tap, fridge/freezer, dishwasher and electric oven with a four ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine, central heating radiator, ceiling cornice, cupboard housing the central heating boiler and dual aspect with windows to the side and rear elevation.

#### Conservatory 14'11 x 10'1" (4.55m x 3.07m)

A lovely sized conservatory providing another reception space having a glazed vaulted ceiling, two central heating radiators and French Doors out to the rear garden.

### First Floor

#### Landing

With laddered access to the full boarded roof void having a skylight window, central heating radiator and window to the side elevation.

#### Bedroom 1 15'0" x 11'9" (4.57m x 3.58m)

A large bedroom with an extensive range of fitted wardrobes having hanging rails shelves and drawers, central heating radiator and bay window to the front elevation enjoying an open outlook.

#### Bedroom 2 13'0" x 12'6" (3.96m x 3.81m)

A second spacious double bedroom with central heating radiator and window to the rear elevation.

#### Bedroom 3 7'9" x 7'3" (2.36m x 2.21m)

With central heating radiator and bow window to the front elevation.

#### Separate WC

With low suite w.c, central heating radiator and window to the side elevation.

#### Bathroom

With a white suite comprising a panelled bath with thermostatic shower over, vanity unit and heated towel rail. Fully tiled walls and two windows to the side elevation.

#### Outside

To the side of the property there is a block paved driveway providing off road parking for numerous vehicles and an outside store. To the front there is a low maintenance gravelled area with flower borders housing mature plants and shrubs whilst to the rear there is a westerly facing Indian Sandstone patio ideal for outdoor entertaining.



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### **Detached Garage 17'6" x 10'0" (5.33m x 3.05m)**

With an up and over door, light, power and window to the side elevation.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking For Numerous Vehicles

### **Council Tax Leeds**

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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

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>

### **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](mailto: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



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### **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.

### **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.

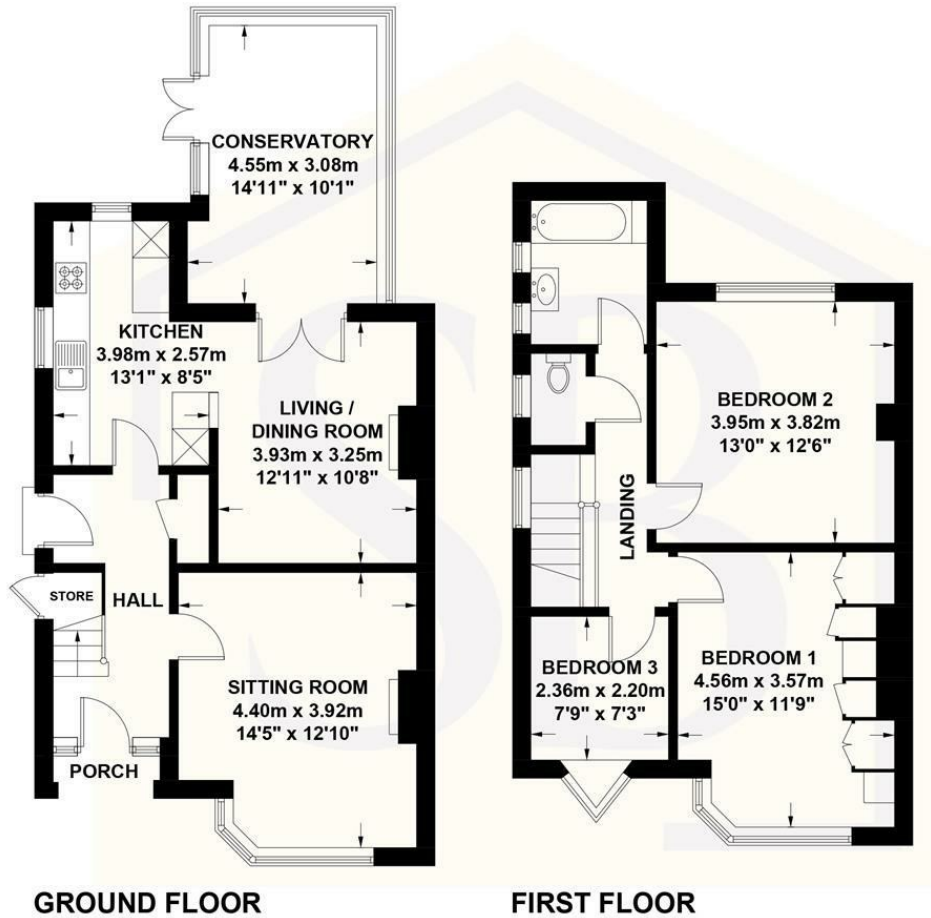
### **Please Note**

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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This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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