Leeds Road,Rawdon Leeds LS19 6HA

william
h brown

welcome to

Leeds Road, Rawdon Leeds

A CHARMING and SPACIOUS three double bedroom end-terrace home located in a SOUGHT-AFTER conservation area of Rawdon. This property boasts GENEROUS living space, including a separate dining room, utility room, guest WC, and a large CONSERVATORY. Externally, it benefits from a driveway and garden.

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.

Entrance Hall
Enter from the side into the large square hallway with space for coats and shoes and access to the guest wc.

Lounge
15' 6" Max x 11' 11" Max (4.72m Max x 3.63m Max)
A bright and airy room having a feature fireplace set on a stone hearth, wood flooring and two windows allowing a good amount of natural light to flow through. Glazed double doors give access to the conservatory.

Dining Room
14' 4" Max x 11' 9" Max (4.37m Max x 3.58m Max)
A separate dining room, perfect for more formal dining and entertaining. An arch opening leads to the kitchen and there is a door to the stairs leading to the first floor.

Kitchen
12' 1" Max x 11' 1" Max (3.68m Max x 3.38m Max)
The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There is space for a large range cooker set into the fireplace recess, dishwasher and fridge freezer. An archway leads to the dining room.

Utility Room
The utility room has base units with work surface incorporating a sink and drainer and there is space and plumbing for a washing machine and dryer.

Conservatory
17' Max x 7' 11" Max (5.18m Max x 2.41m Max)
A fabulous addition to this family home with glazing to three sides, a door to the utility room and patio doors to the front.

Guest Wc
Always useful to have in a busy family home with a wc, wash hand basin and a chrome heated towel rail.

Cellar
A barrel-vaulted cellar, a great storage space.

Landing
The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the loft.

Bedroom One
16' 10" Max x 14' 10" Max (5.13m Max x 4.52m Max)
A spacious double bedroom positioned to the front elevation with fitted wardrobes, original oak flooring and two windows allowing a good amount of natural light in.

Bedroom Two
15' 10" Max x 10' 9" Max (4.83m Max x 3.28m Max)
A spacious double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three
12' 1" Max x 8' 4" Max (3.68m Max x 2.54m Max)
A double bedroom positioned to the side elevation with space for free standing furniture.

Bathroom
A larger than average bathroom, part tiled and fitted with a five piece suite comprising of a bath, separate shower cubicle, wc, wash hand basin, bidet and two chrome heated towel rails.

Outside
To the side of the house there is a private road providing off street parking and there is a lawn and paved seating area beyond with a large shed.

Agents Notes
1,Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, There is an existing Right of Way at the property, please enquire with the branch for further details.

welcome to

Leeds Road, Rawdon Leeds

- CHARACTERFUL DOUBLE FRONTED ATTACHED HOUSE
- DESIRABLE RAWDON LOCATION IN A CONSERVATION AREA
- THREE DOUBLE BEDROOMS
- LARGE FIVE PIECE SUITE BATHROOM
- PRIVATE ROAD & GARDEN

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

£325,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107113 - 0009

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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