



Lombard Street, Rawdon Leeds LS19 6BW

welcome to

Lombard Street, Rawdon Leeds

BEAUTIFULLY PRESENTED three-bedroom mid-terrace home in Rawdon's SOUGHT-AFTER conservation area. Features a spacious lounge, private rear garden, and driveway parking. Close to excellent schools, GREEN SPACES, and transport links—perfect for family living.



Set in the heart of Rawdon's highly desirable conservation area, this nicely presented three-bedroom mid-terrace house offers the ideal setting for family life. With a spacious lounge/diner for relaxing and eating together and a well appointed kitchen. Upstairs, three bedrooms provide flexible accommodation to suit a variety of needs. The principal bedroom is a calm, bright retreat, while the additional bedrooms offer excellent versatility—ideal for children, guests, a home office, or hobby space. A smart, well-finished bathroom completes the upper floor, There is a private rear garden perfect for play and outdoor dining, this home combines comfort and practicality. The property also benefits from a driveway for off-street parking, a garage en bloc and is surrounded by excellent schools, green spaces, and local amenities. Rawdon's charming village atmosphere, combined with strong transport links, makes this an exceptional choice for families seeking a peaceful yet connected lifestyle.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Rawdon

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE HOUSE
- THREE BEDROOMS

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

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA107460](https://www.williamhbrown.co.uk/Property/YEA107460)



Property Ref:
YEA107460 - 0004

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