



**New Road Side, Rawdon Leeds LS19 6DD**



**welcome to**

## **New Road Side, Rawdon Leeds**

A well-loved family home set in the highly sought-after village of Rawdon. Recently redecorated throughout, it also benefits from a stylish new bathroom. The property offers three generously sized bedrooms, gardens to three sides, off-street parking, and a garage. Offered with no onward chain.



### **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.

### **Porch**

A great space for boots and shoes.

### **Hallway**

The hallway has been fully decorated and a new radiator fitted. There are stairs leading to the first floor.

### **Lounge**

A bright and airy room newly decorated with neutral colours, a new radiator and ceiling rose.

### **Dining Room**

A separate dining room, perfect for more formal dining and entertaining with a new radiator and ceiling rose.

### **Kitchen**

Having a range of base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances.

### **Bedroom One**

A good size double bedroom with space for free standing furniture and new radiator.

### **Bedroom Two**

A double bedroom with built in wardrobes, new radiator and ceiling rose.

### **Bedroom Three**

A single bedroom with space for free standing furniture, new radiator and ceiling rose.

### **Bathroom**

A modern and newly fitted bathroom fitted with a three piece suite comprising a bath with shower over, wc, hand basin and a chrome heated towel rail.

### **Outside**

Set on a corner plot with gardens to three sides mostly laid to lawn and a driveway to the side providing off street parking.

### **Garage**

A single detached garage perfect for storage.

### **Agents Note**

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.



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## **New Road Side, Rawdon Leeds**

- SEMI DETACHED FAMILY HOME
- NEWLY DECORATED IN NEUTRAL COLOURS
- NEWLY FITTED MODERN BATHROOM
- THREE BEDROOMS
- GARDENS TO THREE SIDES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107116 - 0009

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