

Ornella's Estates

PROUDLY INDEPENDENT



38 Markham Avenue

Rawdon, Leeds, LS19 6NF

Price £190,000



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INTRODUCTION

Exciting Opportunity – Chain-Free Semi-Detached Bungalow in Rawdon!

This charming two-bedroom semi-detached bungalow presents a fantastic opportunity for those looking to put their own stamp on a property. Offering great potential, this home is perfect for first-time buyers or those looking to downsize.

Nestled in a desirable chain-free position, the property comprises an inviting entrance hallway, a spacious lounge, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. A real highlight is the generous loft space, which offers excellent conversion potential (subject to the necessary planning and building regulations).

Outside, the home is set back behind a gated entrance with steps leading to the front garden, while the rear garden provides a fantastic outdoor space, complete with a shed – ideal for relaxation or further landscaping.

With so much scope to modernize and transform, this is a brilliant opportunity for anyone looking to create their dream home.

?? Contact us today to arrange a viewing!

WHAT OUR VENDORS SAY

HOW TO FIND THE PROPERTY
SAT NAV LS19 6NF

ACCOMMODATION

ENTRANCE HALLWAY

Comprising composite entrance door to the side elevation entrance. Single radiator. Access to a large loft area with pull down ladder. Doors to:

LOUNGE

11'8" into recess x 12'2" (3.56 into recess x 3.73)
Comprising Upvc double glazed windows to the front elevation. Electric fire. Double radiator.

FITTED KITCHEN

10'1" x 8'5" (3.08 x 2.59)

Comprising Upvc double glazed window to the rear elevation overlooking the garden. Stainless steel sink one and a half bowl single drainer. Ideal combi boiler. Wall and base units providing storage with laminate worktops over. Points for washing machine, fridge freezer. Integral electric, gas hob and extractor fan over.

BEDROOM.1.

8'6" fitted wardrobes x 9'6" fitted wardrobe (2.60 fitted wardrobes x 2.90 fitted wardrobe)

Comprising Upvc double glazed windows to the front elevation. Single radiator. Fitted wardrobes.

BEDROOM.2.

8'3" x 12'2" (2.53 x 3.73)

Comprising Upvc double glazed window to the rear elevation overlooking the garden. Radiator.

HOUSE BATHROOM

8'8" x 4'5" (2.65 x 1.37)

Comprising Upvc double glazed window to the rear elevation. Fully tiled walls. Bath with electric shower over. Vanity unit with built in wash hand basin. Radiator.

OUTSIDE

FRONT GARDEN AND ACCESS

To the front there is a gate with steps and ramp leading to the front door. The garden is pebbled with shrubbery for ease of maintenance. On street parking, however, there is the potential to make a driveway with the relevant planning for a drop down kerb.

REAR GARDEN

To the rear of the property there is an enclosed garden with steps leading to a lawned area, flowers, trees and shrubbery. There is also a garden shed. Great for sitting out in the summer.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

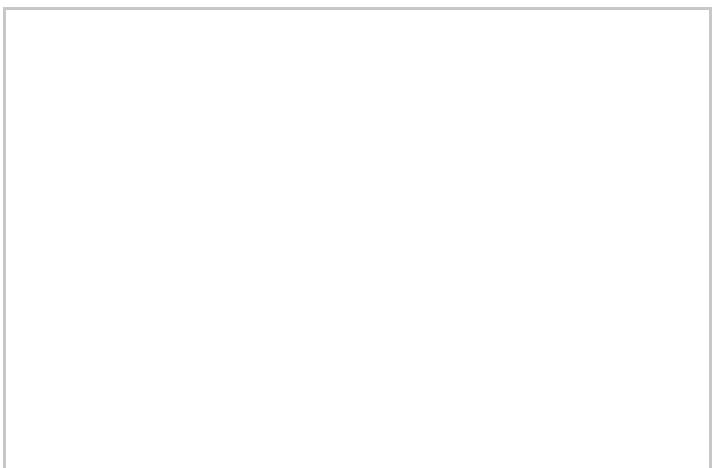
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

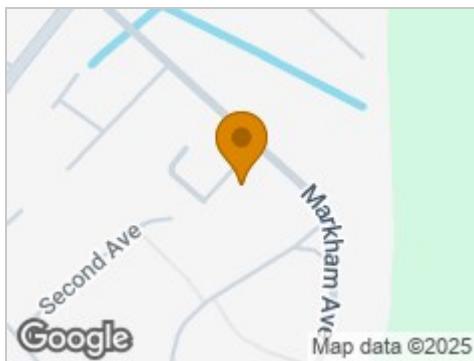
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



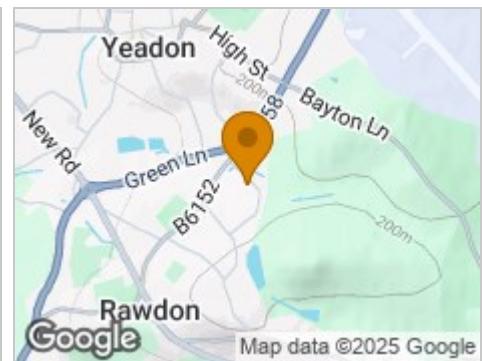
Road Map



Hybrid Map



Terrain Map



Floor Plan

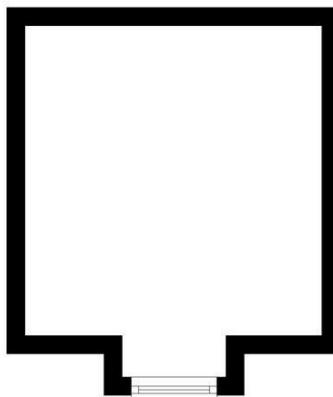
Ground Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



First Floor

Approx. 11.6 sq. metres (124.5 sq. feet)

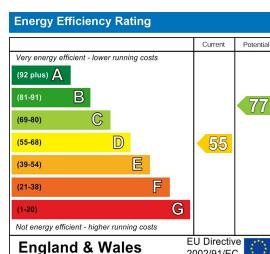


Total area: approx. 65.4 sq. metres (704.1 sq. feet)

Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.