

Ornella's Estates

PROUDLY INDEPENDENT



20 Greenacre Park

Rawdon, Leeds, LS19 6AP

Price £269,950



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INTRODUCTION

WE ARE DELIGHTED TO OFFER FOR SALE THIS MUCH LOVED FAMILY HOME. OFFERING GREAT KERB APPEAL THIS BEAUTIFUL HOME HAS BEEN WELL MAINTAINED THROUGHOUT THE YEARS. BENEFITING FROM A CHAIN FREE POSITION AND SITUATED IN A HIGHLY DESIREABLE AREA OF RAWDON, WITHIN CLOSE PROXIMITY AND EASY WALKING DISTANCE OF GREAT SCHOOLS, BUS LINKS AND AMENITIES. As you enter you immediately get the feeling of how light, airy and spacious the property is. Briefly comprising entrance into a sun room, spacious inner hallway/dining room, fitted kitchen with integral appliances and a spacious family lounge. To the first floor there are two large double bedrooms, house bathroom and separate w.c. To the outside there is a driveway providing ample parking and detached garage. To the front of the property there is a beautifully maintained garden with flowerbeds and shrubbery. To the rear of the property there is a private and enclosed child friendly garden, with a paved seating area, leading to a lawned area with an abundance of flowers, trees and shrubbery. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS. EARLY VIEWING ESSENTIAL. CALL NOW ON 01943 661506

WHAT OUR VENDORS SAY

In 1957 a handsome young man from Leeds and a beautiful young lady from Horsforth married and chose to live in their forever home - 20, Greenacre Park, Rawdon.

A new house and a new family. They lived happily with family, good friends and neighbours surrounding them.

Number 20 was cared for and loved and is now ready to move forward with a new family who will make it their own.

RAWDON

RAWDON IS A VERY DESIREABLE AREA, WITH GREAT SCHOOLS AND WITH SOME LOVELY COUNTRY WALKS. RAWDON BILLING IS VERY PICTURESQUE AND IS GREAT FOR THOSE WHO HAVE DOGS. RAWDON IS A VERY QUIANT AND PEACEFUL, YET WELCOMING COMMUNITY AND HAS A FANTASTIC CRICKET CLUB WHICH IS GREAT FOR FAMILIES. LEEDS BRADFORD AIRPORT IS CLOSE BY FOR THOSE TRAVELLING FURTHER AFIELD. THE A65 HAS DIRECT LINKS TO LEEDS AND BRADFORD.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6AP

ACCOMMODATION

ENTRANCE VESTIBULE

11'10" x 4'6" (3.61 x 1.39)

As you look at this lovely home from the front, there are patio doors that lead into a sun room, which is a great space for hanging coats and removing shoes. Leading into:

INNER HALLWAY/DINING ROOM

13'6" x 6'10" (4.13 x 2.09)

This is a great versatile space and can be used for anything. However, it would make a dining room as it leads nicely from the kitchen. Comprising Upvc double glazed windows to the side elevation. Stairs to first floor. Electric meter cupboard. Leading into:

FITTED KITCHEN

12'10" x 9'11" (3.93 x 3.04)

With a wide range of wall and base units, laminate worktops. Integral electric hob and cooker. Stainless steel sink single drainer. Points for dishwasher, washing machine and dryer. Integral fridge, Part tiled walls. Understairs storage cupboard. Upvc double glazed windows to rear and side elevations. Upvc double glazed door to the rear. Double radiator.

SPACIOUS FAMILY LOUNGE

17'10" x 10'4" (5.44 x 3.15)

Offering an abundance of natural light and comprising Upvc double glazed windows to the front elevation. Patio doors to the rear elevation overlooking the garden. Electric fire with gas point. TV point. Coving to ceiling. Two radiators.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft. Single radiator.

BEDROOM.1.

17'8" x 10'4" (5.39 x 3.15)

This is a fabulous spacious larger than average double bedroom. Comprising Upvc double glazed windows to the front and rear elevations. Radiator x 2.

Tel: 01943 661506

BEDROOM.2.

11'7" x 9'4" fitted wardrobes (3.55 x 2.86 fitted wardrobes)

Another great double bedroom comprising Upvc double glazed windows to the front elevation. Fitted wardrobes. Radiator.

HOUSE BATHROOM

5'4" x 5'0" (1.63 x 1.54)

Briefly comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Wash hand basin. Fully tiled walls. Radiator.

SEPARATE W.C.

4'9" x 2'5" (1.47 x 0.74)

Comprising Upvc double glazed window to the rear elevation. Low level w.c. Fully tiled walls.

OUTSIDE

DRIVEWAY/GARAGE

As you approach this lovely home, there is a paved driveway providing ample off street parking, leading to a detached garage with up and over doors.

FRONT GARDEN

To the front of the property there is a beautifully maintained garden with raised flowerbeds and shrubbery.

REAR GARDEN

GREAT FOR ENTERTAINING FAMILY AND FRIENDS. This is a beautifully maintained rear garden with a patio seating area, leading a lawned area and an abundance of flowers, trees and shrubbery. Privately enclosed and child friendly.

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.



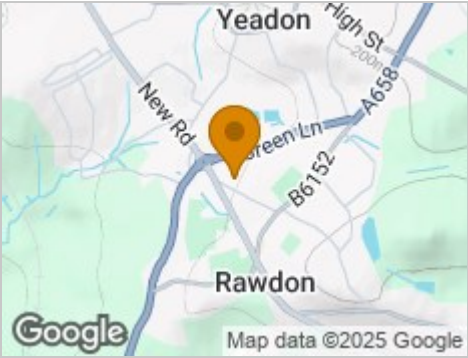
Road Map



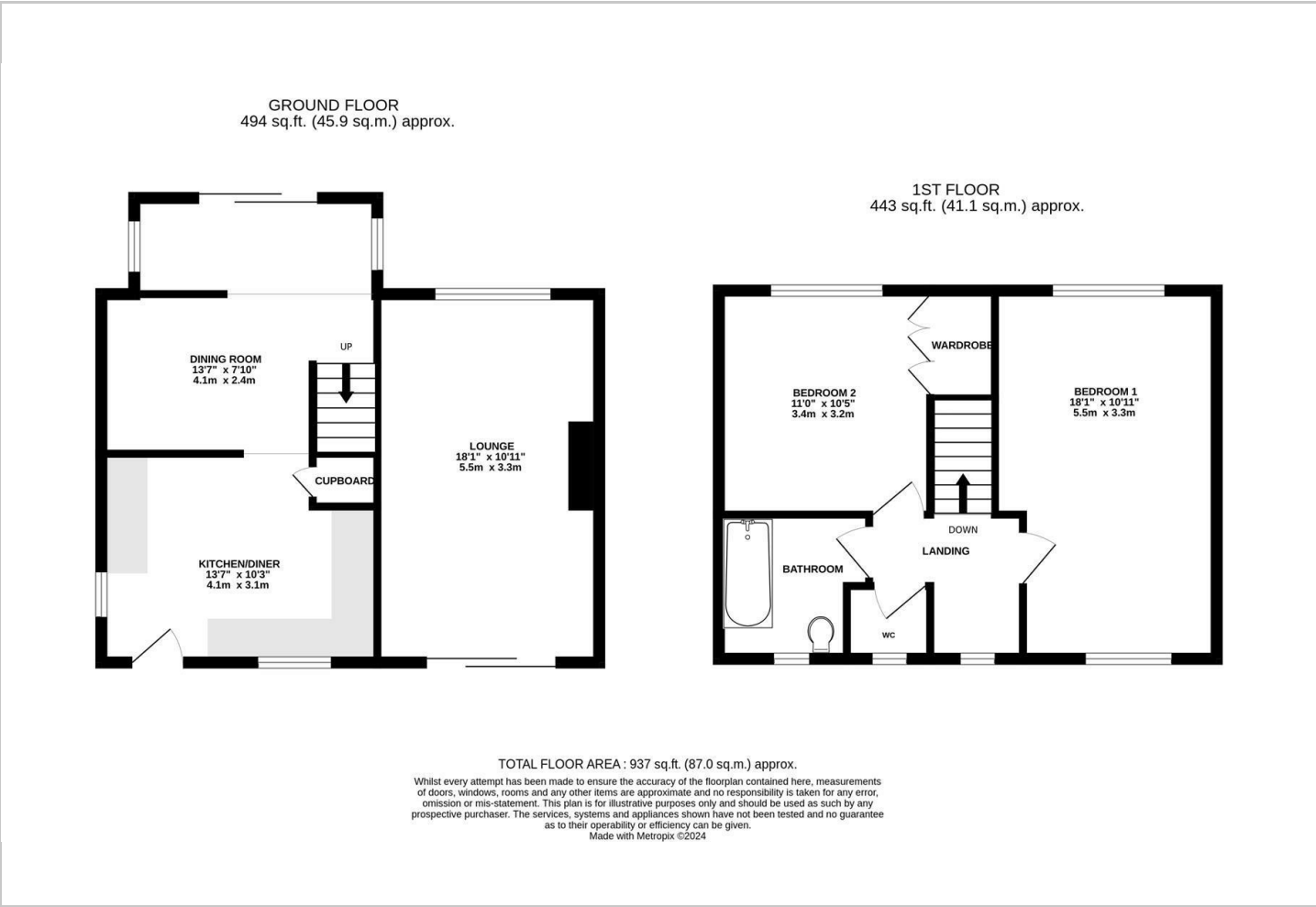
Hybrid Map



Terrain Map



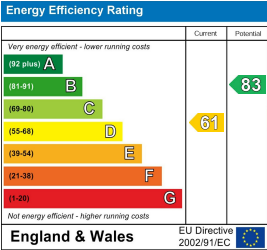
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.