

Ornella's Estates

PROUDLY INDEPENDENT



7 Wentworth Terrace

Rawdon, Leeds, LS19 6PT

Offers over £190,000



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INTRODUCTION

SET IN THE PICTURESQUE VILLAGE OF UPPER RAWDON AND WITH SOME STUNNING COUNTRY WALKS CLOSE BY AND SCHOOLS, WE ARE DELIGHTED TO OFFER FOR SALE THIS LOVELY AND MUCH LOVED MID STONE THROUGH TERRACE. BENEFITING FROM A CHAIN FREE POSITION.. THIS WOULD MAKE A GREAT STARTER HOME, INVESTMENT OR FOR ANYONE JUST WANTING TO DOWNSIZE. WITH OFF STREET PARKING TO THE REAR AND A WOOD STORAGE SHED. The main entrance is via the rear of the property, leading into a porch which is perfect for hanging coats and taking off shoes. Door then leads into an open plan modern fitted kitchen, into the lounge. Stairs leading to the floor where there are two bedrooms and a house shower room. To the front of the property there is a south facing elevated enclosed garden, which is perfect for sitting out with a nice glass or two of whatever takes your fancy. **EARLY VIEWING IS STRONGLY RECOMMENDED. DO NOT MISS OUT. CALL NOW ON 01943 661506 TO AVOID BEING DISAPPOINTED.**

RAWDON

RAWDON IS A VERY DESIRABLE 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 6PT

ACCOMMODATION

ENTRANCE PORCH

Accessed via the rear of the property and great for bringing in the shopping and parking up the car. Comprising windows and door to the rear elevation. Great for hanging coats and taking off shoes. Door to:

MODERN FITTED KITCHEN

12'9 x 7'9 (3.89m x 2.36m)

Comprising Upvc double glazed window to the rear elevation. Wood door to rear leading into porch. Single radiator. Tiled flooring. Belfast sink one and a half bowl single drainer. Points for fridge freezer. Integral electric cooker, gas hob with extractor fan over. Integral washing machine. Tiled splash back. Leading into:

FAMILY LOUNGE

15'3 x 13'1 into recess (4.65m x 3.99m into recess)

This is a lovely room. Comprising Upvc double glazed window and door to the front elevation, leading into the garden. Double radiator. Single Radiator. Stairs leading to first floor. Wood burning stove, Exposed brick walls. Oak flooring. Built in storage seats. Understairs storage cupboard. TV point.

FIRST FLOOR

LANDING SPACE

Access to loft. Doors leading to:

BEDROOM.1.

12'9 into recess x 11'2 fitted wardrobes (3.89m into recess x 3.40m fitted wardrobes)

This is a fabulous double bedroom. Comprising Upvc double glazed windows to the front elevation boasting long distant views. Fitted wardrobes. Single radiator.

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BEDROOM.2.

8'1 x 6'11 (2.46m x 2.11m)

Comprising Upvc double glazed window to the rear elevation. Single radiator.

HOUSE SHOWER ROOM

5 into recess x 5'5 (1.52m into recess x 1.65m)

Comprising shower cubicle, vanity unit with built in wash hand basin. Low level w.c. Part tiled walls. Tiled flooring. Radiator. Inset spot lights.

OUTSIDE

REAR

To the rear of the property there is off street parking and shed for logs.

FRONT GARDEN

To the front of the property there is a lovely enclosed south facing garden, with steps leading to the pavement. GREAT FOR SITTING OUT DURING THE SUMMER WITH A GLASS OR TWO OF WHATEVER TAKES YOUR FANCY,

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.

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.

PROPERTY OMBUDSMAN

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

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



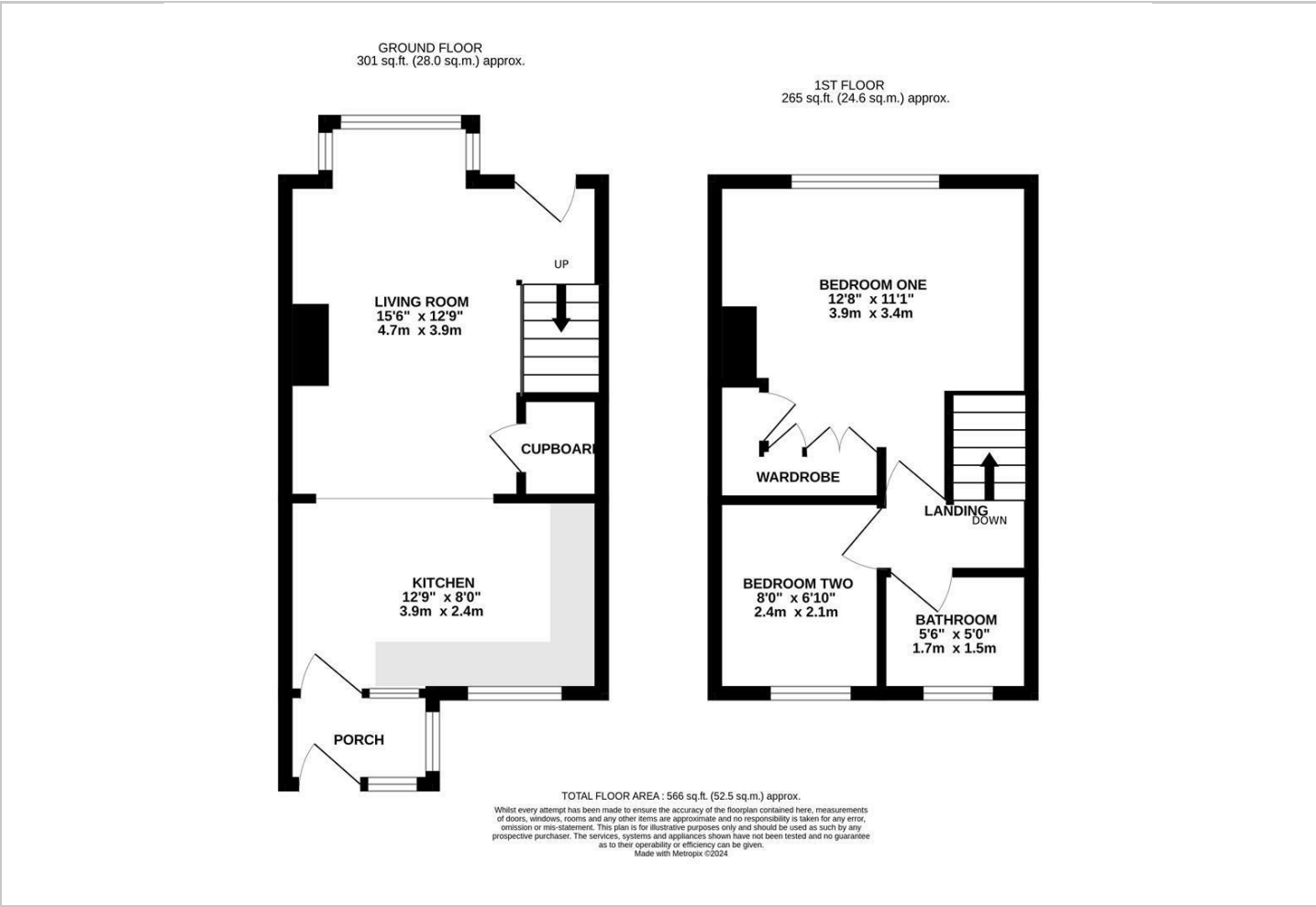
Hybrid Map



Terrain Map



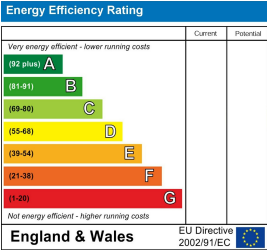
Floor Plan



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.