

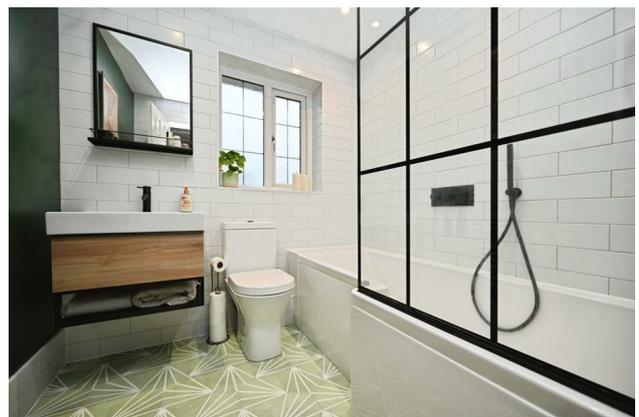
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24 Lakeside Chase, Rawdon, Leeds, LS19 6RL

Asking Price £325,000

Property Images



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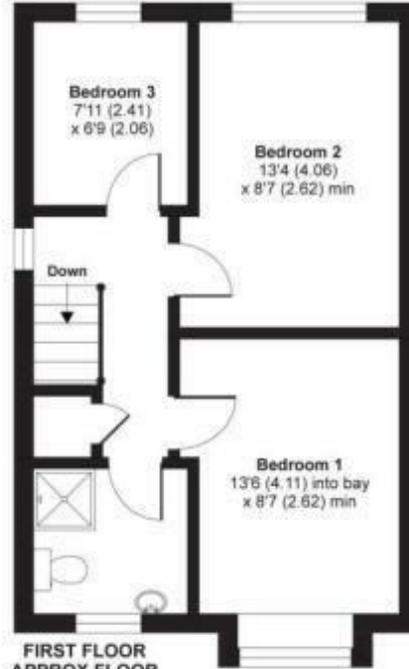
Property Images



Lakeside Chase, Rawdon, Leeds, LS19



GROUND FLOOR
APPROX FLOOR
AREA 39.4 SQM
(424 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 38.6 SQM
(416 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 840 SQ FT 78 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Enjoying an enviable position overlooking the cricket fields and Rawdon Billing, this immaculately presented end-terraced home is tucked away in a peaceful cul-de-sac, offering both tranquillity and convenience. Beautifully styled with modern décor throughout and complemented by thoughtfully landscaped gardens, the property is ideal for buyers seeking a home that is ready to move straight into.

The accommodation opens with an inviting entrance hallway leading to a bright and spacious lounge, enhanced by a charming bay window that floods the room with natural light. To the rear, the open-plan kitchen and dining area provides an excellent space for everyday living and entertaining, featuring contemporary fittings and patio doors that open directly onto the rear garden. A useful guest WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms along with a luxurious bathroom with rain shower over the bath and high-quality fixtures.

Externally, the property benefits from landscaped gardens to both the front and rear, offering attractive yet low-maintenance outdoor spaces. A single garage and private driveway provide additional practicality.

Located in the ever-popular Rawdon area, the home is within easy reach of a wide selection of local amenities, friendly pubs, reputable schools and beautiful countryside walks across Rawdon Billing. This superb property must be viewed to fully appreciate its position, presentation and charm.

Features

- OVERLOOKING THE BILLING AND CRICKET FIELDS • HIGH SPECIFICATION • OPEN PLAN LIVING SPACES • GARAGE AND DRIVEWAY • GUEST WC • MODERN KITCHEN AND BATHROOM • ENCLOSED GARDEN TO REAR • CLOSE TO SCHOOLS AND AMENITIES