

HUNTERS®

HERE TO GET *you* THERE

3 Canada Road, Rawdon, Leeds, LS19 6LR

Offers In Excess Of £250,000

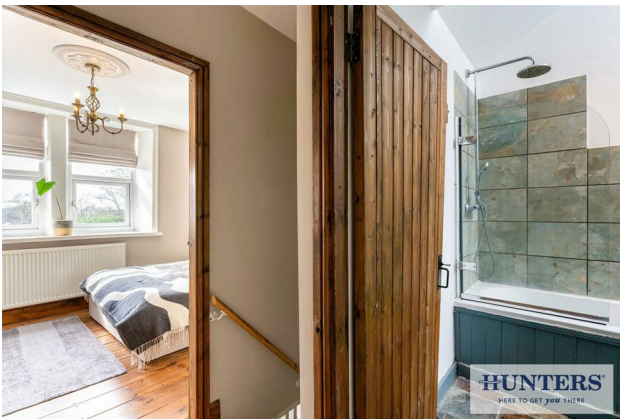
Property Images



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Property Images



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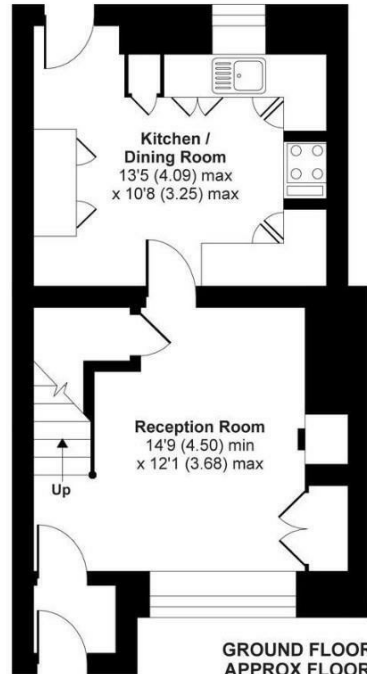
Property Images



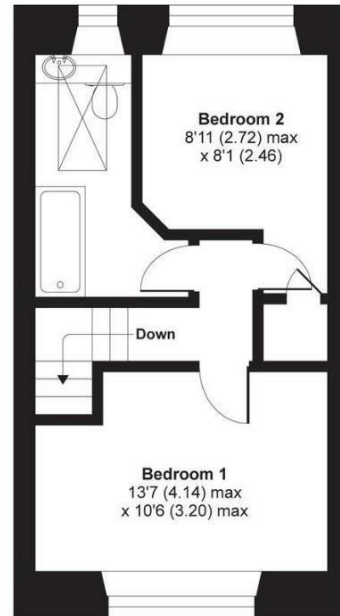
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GROUND FLOOR
APPROX FLOOR
AREA 374 SQM
(35 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 340 SQM
(32 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 714 SQ FT 66 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Brimming with charm and character this delightful stone built cottage is internally presented to an exceptional standard. With stone mullioned windows, solid wood flooring and exposed beams it really must be viewed to fully appreciate.

Nestled on Canada Road in the charming area of Rawdon, Leeds, this delightful terraced house, built in 1900, is a true gem that exudes character and warmth. With its stone construction and traditional features, this property is brimming with charm, making it an ideal home for those seeking a blend of modern comfort and historical appeal.

Upon entering, you are welcomed by an inviting entrance porch that leads into a beautifully presented lounge. This space boasts an attractive fire surround, perfect for cosy evenings, and is complemented by solid wood flooring and exposed beams that enhance its character. The dining kitchen is a delightful area for entertaining, providing a perfect setting for family meals and gatherings.

The first floor comprises two spacious double bedrooms, offering ample space for relaxation and rest. The house bathroom features a contemporary rain shower, ensuring a refreshing start to your day.

Externally, the property offers a small garden at the front, while the rear garden is paved with exquisite Indian stone, creating a low-maintenance outdoor space ideal for alfresco dining or simply enjoying the fresh air. Additionally, there is a useful outbuilding and a built-in BBQ area, perfect for summer gatherings with friends and family.

This charming cottage is equipped with modern conveniences, including double glazing throughout, a fixed wire smoke alarm, and a central heating system powered by a Vokera condensing boiler, ensuring comfort and safety year-round.

This property truly must be viewed to appreciate its exceptional standard and the delightful lifestyle it offers. Don't miss the opportunity to make this charming house your new home.

Features

• AN ABSOLUTE GEM • DINING KITCHEN • GARDEN • SOLID WOOD FLOORING • MULLIONED WINDOWS • REAR GARDEN • EPC RATING = C • TWO BEDROOMS • CLOSE TO SCHOOLS