

# HUNTERS®

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**3 Cherry Lea Court, Rawdon, Leeds, LS19 6AF**

**Asking Price £90,000**

**Property Images**



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Property Images

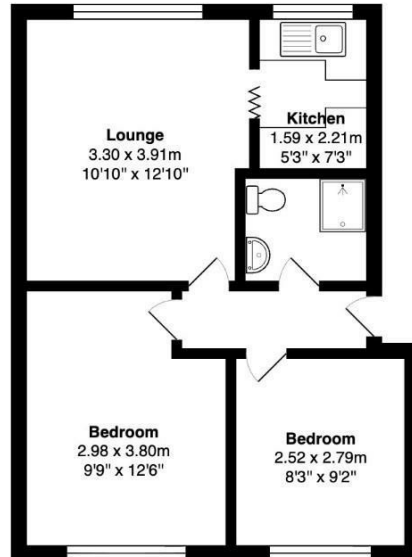
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Total Area: 41.6 m<sup>2</sup> ... 448 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(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: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

This appealing first-floor flat is designed exclusively for purchasers aged fifty-five and over and sits within a charming cobbled courtyard that provides a welcoming sense of community. The property offers light, comfortable accommodation with a layout that is easy to maintain, making it an ideal choice for those seeking a conveniently situated home close to the shops and amenities of Rawdon. Parking is available within the grounds, adding a further practical advantage.

Upon reaching the flat via the shared staircase, a private entrance hall gives access to all rooms and includes loft access for additional storage. The sitting room is a bright and inviting space, enjoying a pleasant outlook over the courtyard and offering ample room for furnishings. A free-standing electric fireplace is currently in place and may be available by negotiation. Adjoining the sitting room, the kitchen is fitted with practical wall and base units, tiled splashbacks and space for essential appliances, creating a functional area for everyday cooking.

There are two well-proportioned bedrooms positioned to the rear of the flat. The main bedroom is a comfortable double with an electric storage heater, while the second bedroom also accommodates double furnishings and features a fitted wardrobe. This room could equally serve as an additional reception or hobby room if preferred. Completing the accommodation is a shower room with a white suite, part-tiled walls, an electric shower and a heated towel rail.

The property enjoys its position within the attractive Cherry Lea Court setting, where the cobbled courtyard forms the focal point and adds to the overall character of the development. With its convenient location, manageable layout and welcoming surroundings, this flat presents an excellent opportunity for those seeking an accessible and peaceful home in the heart of Rawdon.

## Features

- FIRST FLOOR APARTMENT • SOUGHT AFTER LOCATION • CLOSE TO AMENITIES • CASH BUYERS ONLY • COMMUNAL GARDENS • NO ONWARD CHAIN • WOULD BENEFIT FROM SOME UPDATING