

HUNTERS®

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3 Canada Road, Rawdon, Leeds, LS19 6LR

Offers In Excess Of £229,950

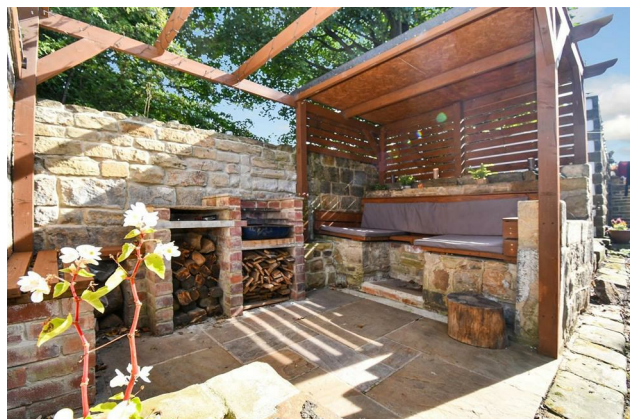
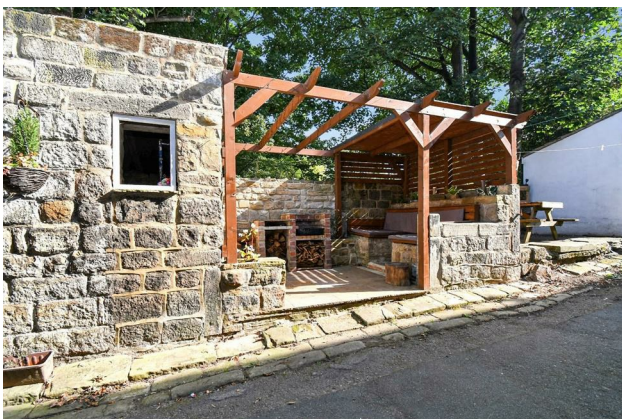
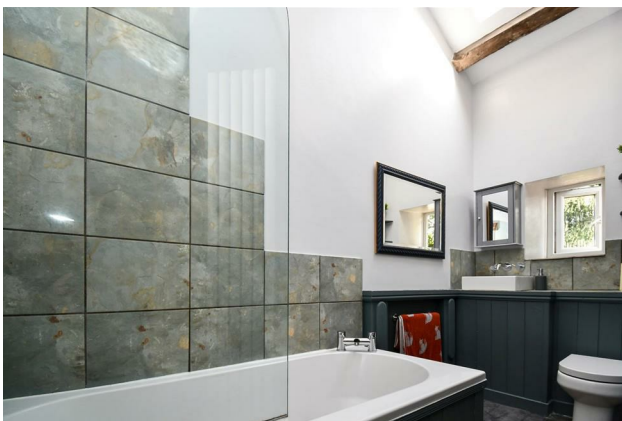
Property Images



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Property Images



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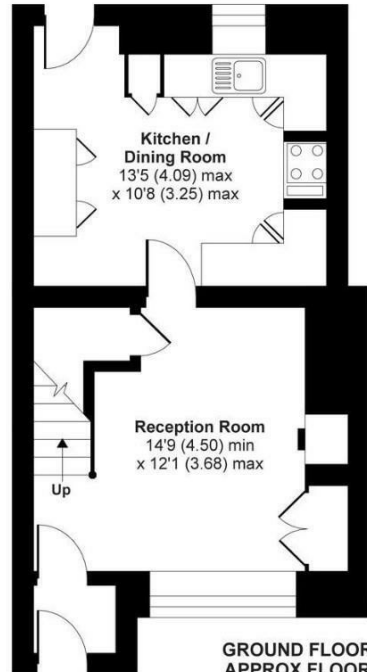
Property Images



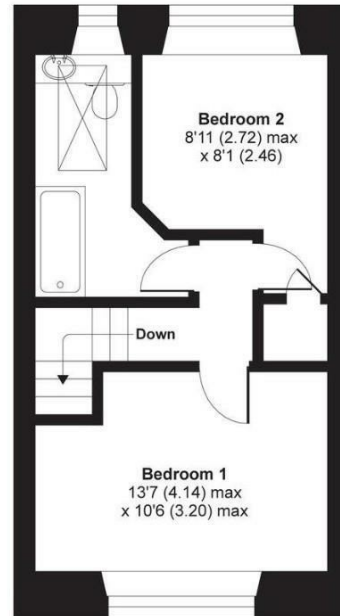
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GROUND FLOOR
APPROX FLOOR
AREA 374 SQM
(35 SQFT)



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		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(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 - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

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.

Accommodation briefly comprises of an entrance porch, beautiful lounge with attractive fire surround and dining kitchen. To the first floor can be found the two double bedrooms and the house bathroom with rain shower. Externally there is a small garden to the front and a garden to the rear paved with Indian stone, useful outbuilding and built in BBQ area. The property also benefits from double glazing throughout, a fixed wire smoke alarm, central heating system with Vokera condensing boiler.

Features

• AN ABSOLUTE GEM • DINING KITCHEN • GARDEN • SOLID WOOD FLOORING • MULLIONED WINDOWS • REAR GARDEN • EPC RATING = C • TWO BEDROOMS • CLOSE TO SCHOOLS • £800-£900 PER MONTH POTENTIAL RENTAL INCOME