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15 New Road Side, Rawdon, Leeds, LS19 6DD

Offers In The Region Of £295,000

Property Images



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Property Images



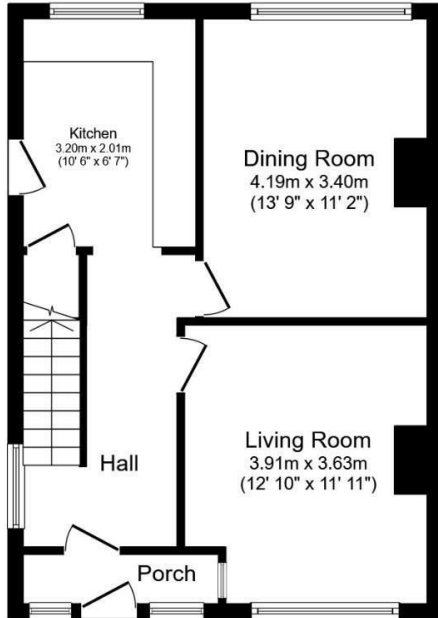
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Property Images

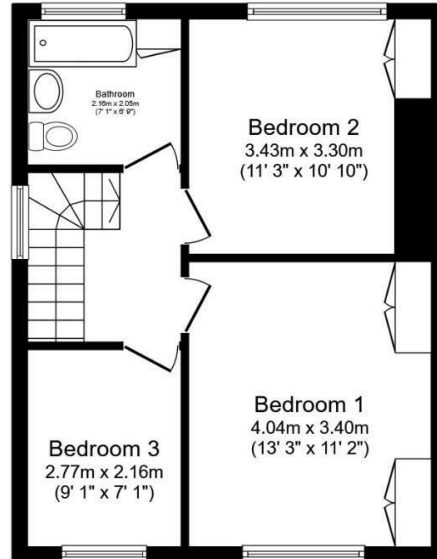
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Ground Floor

Floor area 46.4 sq.m. (500 sq.ft.)



First Floor

Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 88.3 sq.m. (951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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EPC

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Offered for sale with NO ONWARD CHAIN is this well-positioned three-bedroom semi-detached home, featuring OFF-STREET PARKING and a DETACHED GARAGE. Ideally located close to EXCELLENT AMENITIES and HIGHLY REGARDED SCHOOLS, this property boasts far-reaching views to the rear and offers fantastic potential.

Situated in a sought-after area of Rawdon, this much-loved home has been in the same ownership for many years and now presents an exciting opportunity for modernisation and development. The accommodation, which is both spacious and well laid out, briefly comprises: entrance porch, a welcoming hallway, a comfortable lounge, separate dining room, and a kitchen with access to the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a traditional three-piece suite.

Externally, the property benefits from a private driveway providing off-street parking, which leads to a detached single garage with up-and-over door. The rear garden is mainly laid to lawn with a small stream running alongside, creating a peaceful and picturesque setting. There is also a paved seating area—perfect for enjoying warm summer evenings—as well as access to a useful under-house storage area.

The property enjoys a prime location within easy reach of a wide range of local amenities, including reputable primary and secondary schools, shops, and excellent transport links. Rawdon, Guiseley and Horsforth town centres are all nearby, offering an array of restaurants, retail parks, leisure facilities, and bars. Commuters will appreciate the convenient access to Leeds, Bradford and Ilkley via nearby train stations and regular bus services.

A wonderful opportunity for families, first-time buyers, or investors to create a beautiful home in a desirable and well-connected area.

Features

- MUCH LOVED FAMILY HOME • SCOPE TO EXTEND - STP • CORNER POSITION • CLOSE TO SCHOOLS AND AMENITIES • IN NEED OF REFURB • NO ONWARD CHAIN • GARAGE AND DRIVEWAY • GAS HEATING AND DOUBLE GLAZING