



CORNERSTONE

98 Harrogate Road, Rawdon, Leeds, LS19 6ND



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98 Harrogate Road

Guide Price £375,000

This wonderful home has an impressive open-plan kitchen diner, an enclosure rear garden, a large block paved driveway and a large double garage with power.

This home has kerb appeal. It comprises an entrance hall, a sitting room, and a very impressive open-plan modern kitchen diner.

On the first floor, there are two double bedrooms and a lovely house bathroom. On the second floor, there is a further double bedroom, which is currently used as the principal bedroom.

To the front of the property, there is a beautifully low-maintenance maintained garden with a flagged pathway and patio.

At the rear of the property, there is a private road to allow access. An attractive block-paved driveway provides ample parking and a double garage with power and lighting. The rear garden is tucked away behind the garage. This is an enclosed rear garden that comprises a timber decked seating area, with a lawn, planted borders and a summer house at the bottom of the garden.

This property is situated in Rawdon which is a very desirable and popular location with some great schools and lovely country walks.

Rawdon billing is a moment's walk away. It is very picturesque and perfect for dog walks. It is perfect for morning or evening walks.

Rawdon has a good community feel making it perfect for families and professionals. Its location offers easy access to both Leeds and Bradford City Centres. For those who need the airport, it is only a short distance away connecting you to the world.

Hallway

You enter the property through a blue composite door into a neutrally decorated hallway. The hallway leads to the sitting room and the staircase to the first floor.

Sitting Room

A neutrally decorated sitting room with electric underfloor heating, a picture rail and coving are present. The sitting room has an abundance of natural light from a large double-glazed window to the front elevation. A gas fire is present creating a pleasant focal point. The sitting room leads into the open-plan kitchen diner.

Open Plan Kitchen Diner

The centrepiece of this beautiful home is this amazing open-plan kitchen diner. The kitchen comprises many modern lower and upper-level cupboards with contrasting worktops with metro-tiled splashbacks and a raised island/breakfast bar. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated dishwasher, an integrated oven, and a four-ring gas hob with an extractor above. An integrated fridge freezer, a further integrated freezer, a wine/drinks cooler, an integrated washing machine and an integrated tumble dryer all exist. This open-plan space again has electric underfloor heating and two large storage cupboards. At the rear elevation, there are double-glazed windows and double-glazed skylights above. A uPVC door leads out to the private road where the driveway, double garage and rear garden are beyond.

First Floor Landing

A neutrally decorated landing that leads to both double bedrooms on the first floor and the bathroom. A second staircase leads to the second-floor principal bedroom and a double-glazed window allows natural light onto the landing.

Double Bedroom One

A lovely neutrally decorated double bedroom comprising a double-glazed window to the front elevation. This bedroom is currently used as a study. Fitted wardrobes with mirrored sliding doors are present

Double Bedroom Two

A neutrally decorated bedroom with a double-glazed window to the rear elevation.

Bathroom

A modern bathroom that is partially tiled. The bathroom comprises a bath with a shower hose, a wash basin above a vanity cupboard, a corner shower enclosure, a toilet and a heated towel radiator. A frosted double-glazed window allows natural light in and the bathroom has electric underfloor heating.

Second Floor Landing

A neutrally decorated landing with a skylight window above. It leads into the principal bedroom.

Second Floor Principal Bedroom

A lovely neutrally decorated principal bedroom that boasts a large double-glazed window to the rear elevation with a great view out. Inset spotlights are present in the ceiling and a skylight window is present at the front elevation which offers a brilliant far-reaching view.

Front Garden

From Harrogate Road, you open a timber front gate that gives access to the front garden. The front garden is low maintenance laid to flags and gravel. A flagged path leads to the front door and a level flagged patio also exists.

Double Driveway & Double Garage

To the rear of the property, there is a private road with access to the property. An attractive block-paved driveway provides ample parking. The driveway has access to the double garage by two up-and-over doors. Internally the garage has lighting and electricity. Gates open to both sides of the garage to lead down to the rear garden.

Rear Garden

A lovely rear garden that has a large timber deck area perfect for sitting out in the warmer months. You step down onto a lawn from the timber-decked area. The lawn is surrounded by borders with a lovely timber summer house that is found at the bottom of the garden.

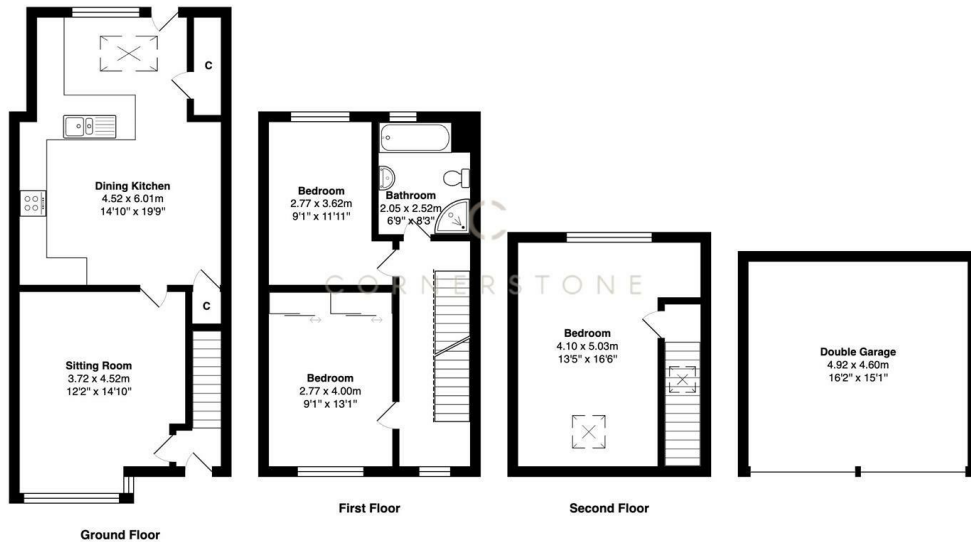
Important Information

TENURE - FREEHOLD.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when





Total Area: 124.3 m² ... 1338 ft²
 All measurements are approximate and for display purposes only

looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

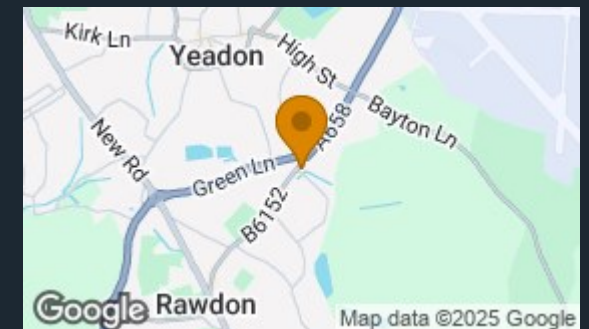
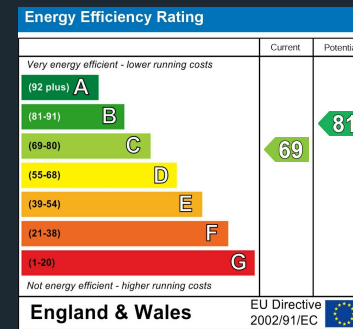
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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