



24 Layton Park Croft, Rawdon, Leeds LS19 6PN
£325,000

AdairPaxton
Property Specialists

*****EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE IN A GREAT LOCATION***** Situated in this quiet cul-de-sac in Rawdon, close to excellent schools and transport links to Leeds, Bradford and Harrogate. The property briefly comprises; Hallway, lounge, dining area and fitted kitchen to the ground floor. To the first floor there are two double bedrooms, a single bedroom and house bathroom. Externally the property has a lawned garden to the front and a driveway leading to a large detached garage. To the rear of the property is an enclosed well maintained garden. An early internal viewing is highly recommended to appreciate the accommodation on offer.



Entrance Hallway

Via front entrance door. Stairs to first floor.

Lounge

Spacious living area with uPVC double glazed window to front and sliding doors to dining area. Two gas central heating radiators. Feature Fire Place.

Dining room

Dining area with uPVC sliding patio doors to the rear garden.

Kitchen

Fitted with a range of wall, base and drawer units with worktops over. Integrated oven and gas hob. Integrated microwave. Space for washing machine and dishwasher. Stainless steel sink with drainer and mixer tap. Part tiled walls. uPVC double glazed window to side. uPVC double glazed door to rear.

First Floor landing

Loft Access

Master Bedroom

Double bedroom with uPVC double glazed window to front. Gas central heating radiator.

Second Bedroom

Second double bedroom with uPVC double glazed window to rear. Gas central heating radiator.

Third Bedroom

Single bedroom with uPVC double glazed window to front. Storage cupboard.

House Bathroom

Fitted with a three piece white suite comprising; bath with shower above, WC and wash hand basin. Tiled walls. uPVC double glazed window to rear.

Outside

To the front a driveway offers parking for a number of vehicles and leads to a garage. The remainder of the front garden has been laid to lawn with borders of flowers, shrubs and hedges. To the rear there is an attractive paved patio area surrounded with beds of flowers, and shrubs.

Garage

Council Tax Band

Band - D

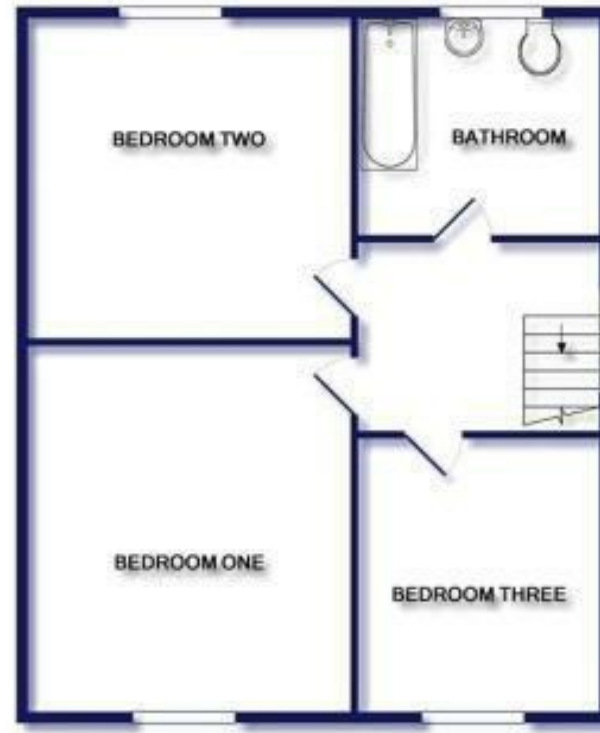




FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.3 SQ.M.)

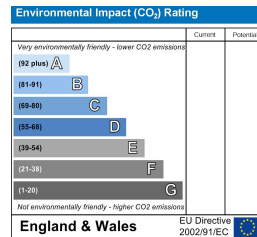
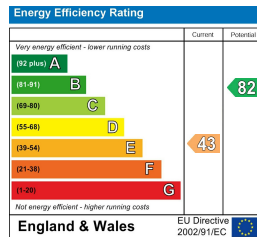


1ST FLOOR
APPROX. FLOOR
AREA 766 SQ.FT.
(71.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1534 SQ.FT. (142.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE



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