



Canada Road, Rawdon Leeds LS19 6LR

welcome to

Canada Road, Rawdon Leeds

A charming two-bedroom mid-terrace stone cottage in the sought-after Rawdon area. Featuring spacious bedrooms, a useful cellar, and low-maintenance gardens to the front and rear. An ideal first-time buyer property offering character, practicality, and excellent local amenities nearby.



Rawdon

Rawdon Village is located approximately 7 miles from Leeds City Centre. The village offers a variety of shops, bars, cafes, and restaurants. Nearby Yeadon, accessible by a short drive or bus ride, provides an even wider range of amenities. Regular bus services and the nearby Apperley Bridge Train Station, which connects to Leeds, Bradford, and surrounding areas, make commuting convenient. Rawdon falls within the catchment area of several well-regarded primary and secondary schools, making it ideal for families. The prestigious Woodhouse Grove School is also just a short drive away. Rawdon Billing offers beautiful countryside walks and ample green space, while the Rawdon Model Boat Club is a hidden gem.

Living Room

A wonderfully bright and spacious room, enhanced by a magnificent exposed stone fireplace that provides a wealth of character and an impressive focal feature.

Kitchen

A charming cottage-style kitchen fitted with a range of wall and base units, complemented by characterful exposed brickwork. There is ample space for a range cooker, along with designated spaces for appliances, creating a practical and inviting space that perfectly blends rustic charm with everyday functionality.

Bedroom One

A double bedroom with a fitted wardrobe.

Bedroom Two

A single bedroom with space for free standing furniture.

Bathroom

Part tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Cellar

A useful storage space with a sump pump.

Outside

To the outside, the property benefits from low-maintenance gardens to both the front and rear. The rear garden is private and fully paved, providing an ideal space for outdoor seating, entertaining, or simply relaxing with minimal upkeep required.

Agents Notes

1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, There is a right of way to the rear to access the garden.



view this property online williamhbrown.co.uk/Property/YEA106981



welcome to

Canada Road, Rawdon Leeds

- MID TERRACE STONE COTTAGE
- TWO GOOD SIZE BEDROOMS
- USEFUL CELLAR
- LOW MAINTENANCE FRONT & REAR GARDENS
- DESIRABLE RAWDON LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA106981](https://www.williamhbrown.co.uk/Property/YEA106981)



Property Ref:
YEA106981 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)