



**Canada Terrace, Rawdon Leeds LS19 6LS**

**welcome to**

**Canada Terrace, Rawdon Leeds**

A charming end-terrace home in a sought-after location, beautifully maintained and warmly presented throughout. Offers three well-proportioned bedrooms and versatile living space—perfect for families, professionals, or anyone needing room to grow. The property is sold with no onward chain.



### **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

### **Lounge**

A spacious, bright and airy room with an attractive fireplace.

### **Kitchen/Diner**

A modern kitchen/diner offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include a double oven, fridge freezer and there are spaces for a washing machine and dishwasher. The dining area has ample space for a table and chairs and a door leads out to the garden.

### **Bedroom One**

A double bedroom with fitted wardrobes.

### **Bedroom Two**

A double bedroom with a fitted wardrobe.

### **Bedroom Three**

A single bedroom with space for free standing furniture.

### **Bathroom**

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wc, hand basin and a chrome heated towel rail.

### **Outside**

To the front of the property, a block paved driveway provides ample off street parking and there is a low maintenance pebbled garden. The rear garden is well maintained with a paved seating area, lawn and decked seating area beyond.



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## Canada Terrace, Rawdon Leeds

- END TERRACE HOUSE
- THREE BEDROOMS
- NICELY PRESENTED THROUGHOUT
- FRONT & REAR GARDENS
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107321 - 0003

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