



**Wentworth Terrace, Rawdon, Leeds, West Yorkshire**  
CHARACTER COTTAGE | SUPERBLY PRESENTED | FAR REACHING VIEWS |  
CLOSE TO SHOPS AND AMENITIES | GARDEN WITH SOUTHERLY ASPECT AND  
OUTHOUSE | IDEAL FOR FIRST TIME BUYER / BUY TO LET INVESTOR

**Asking Price: £195,000**



# Wentworth Terrace, Rawdon, Leeds, West Yorkshire

## DESCRIPTION

A charming and attractive stone built cottage located close to the heart of Rawdon. With an elevated position the property enjoys open views to the front, a garden with southerly aspect and high quality fixtures and fittings throughout. Accommodation briefly consists of a fitted kitchen with integrated appliances and a spacious lounge. To the first floor can be found the two bedrooms and house bathroom. Externally there is a small garden to the front which at the time of coming to the market was bathed in sunshine. To the rear is a small garden and useful outhouse. Located just off Rawdon Town street the property enjoys excellent access to a wide range of local shops and amenities, highly regarded schools and a train station.







## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EpcUrl

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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### OPENING HOURS

Monday - Friday: 09:30 - 17:30 Late Night  
Thursday Until 19:00 Saturday: 09:00 -  
15:00 Sunday: Closed

