



5 GREENACRE PARK RISE RAWDON LS19 6RU

Asking price £325,000

FEATURES

- Attractive Semi-Detached Family Home
- Terrific Dining Kitchen With Adjoining Conservatory
- House Bathroom & Study Area
- Driveway With Electric Charger & Detached Garage
- Close to Local Amenities, Transport Links & Benton Park School
- Generous Sitting Room With Living Flame Gas Fire
- Three Generous Double Bedrooms
- Private & Enclosed Flagged Rear Garden
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Highly Sought After Area, Ideal For A Variety Of Buyers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive 3 Double Bedroomed Semi-Detached With Conservatory

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

With double glazed entrance door and stairs up to the first floor.

Sitting Room 15'5" x 12'1" (4.70m x 3.68m)

A light and airy reception room having a wall mounted living flame gas fire, ceiling cornice, wall light point, radiator and bow window to the front elevation. Glazed double doors into:

Dining Kitchen 15'3" x 10'1" (4.65m x 3.07m)

A terrific room ideal for family gatherings or entertaining having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap and integrated slimline dishwasher and electric double oven with four ring electric hob having a cooker hood over. Plumbing for an automatic washing machine and space for a further under counter appliance. Useful pantry cupboard, radiator, part tiled floor, door to the side and window to the rear elevation overlooking the rear garden. Double doors into:

Conservatory 12'5" x 7'5" (3.78m x 2.26m)

An additional living space, ideal for a growing family with laminate flooring and door to the side elevation.

First Floor

Landing

With radiator and window to the side elevation.

Bedroom 2. 12'6" x 8'10" (3.81m x 2.69m)

A generous double bedroom with fitted wardrobes, radiator and window to the front elevation.

Bedroom 3. 11'11" x 8'9" (3.63m x 2.67m)

Another good sized double bedroom with cupboard housing the central heating boiler, radiator and window to the rear elevation.

Bathroom

With a white suite comprising a panelled bath with shower over, low suite w.c and wash basin having cupboards and drawers under. Fully tiled walls and floor, shaver point and window to the rear elevation.

Study Area

Originally the 3rd bedroom prior to the loft conversion this area would now make an idea reading corner or study area for those working from home. With radiator, window to the front elevation and stairs up to:

Second Floor

Bedroom 1. 15'3" x 12'0" (4.65m x 3.66m)

Converted by the current owners providing a third double bedroom with fitted wardrobes, under eaves storage, gas fire and two velux windows.

Outside

Detached Garage 21'9" x 8'0" (6.63m x 2.44m)

With up and over door and window to the side elevation.

Garden

A private rear garden and benefiting from a southerly aspect, ideal for summer BBQs and enjoying the afternoon sun. The rear garden is predominantly flagged with flower borders whilst to the front there is a lawned area with flower borders housing mature shrubs and plants. A driveway to the side of the property provides off road parking for at least two vehicles with electric charging point.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low
Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm



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Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Greenacre Park Rise, Rawdon, LS19

Main = 91.9 sq m / 989 sq ft
 Limited Use Area = 5.9 sq m / 63 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 114.0 sq m / 1226 sq ft

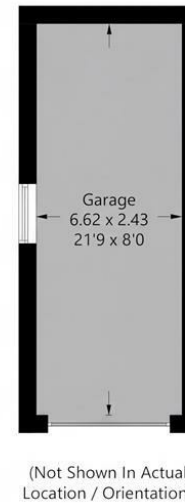
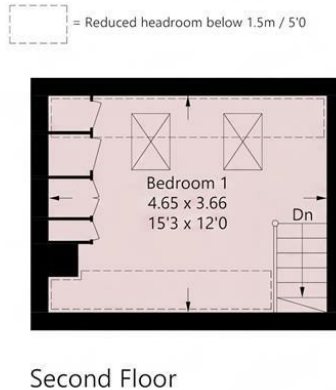
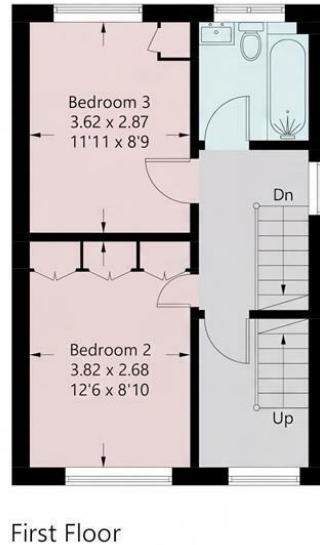
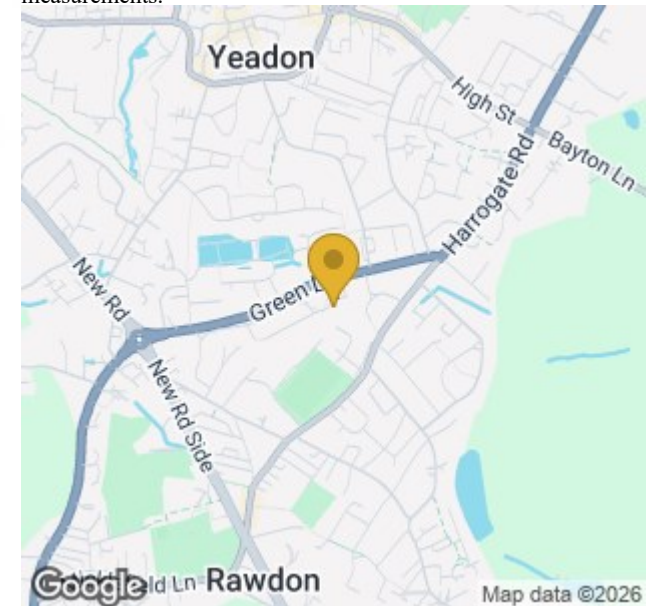


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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