

EXAMPLE PHOTO



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Plot 21, Rathmell Road  
Leeds

Asking Price £215,000

**ManningStainton**  
*helping people move*



## Plot 21, Rathmell Road

Only eight new build three bedroom semi detached homes offering versatile and spacious accommodation. Each home will offer a stylish and modern finish to include fitted kitchen and appliances and floorcoverings throughout.

\* Government Help to Buy Scheme is available on this development\*

### SPECIFICATION

#### Kitchen / Living Room

Fully fitted modern gloss kitchen from Howdens  
Stainless steel sink & tap  
Gas or electric hob  
Electric oven/ overhead extractor hood  
Tiled splash back  
White goods included – fridge freezer, integrated dishwasher, space for washer dryer  
Chrome down lighters (Kitchen area only)  
1 x Pendant light Fitting to Lounge and Dining Area  
Laminate engineered flooring to kitchen/ dining area.  
Carpet to lounge  
Radiators – Gas central heated  
TV Point x 1 to lounge  
Telephone x to lounge

#### Ensuite

Modern white sanitary ware  
Half tiled walls to sink and toilet  
Full tiled walls in shower cubicle  
Shower cubicle

Chrome towel warmer  
Tiled floors to ensuite

#### Hallway and Stairs

Carpet flooring  
Pendant lighting  
Fittings

refinished timber veneered with polished chrome ironmongery  
softwood painted door frames, architraves, and skirting board  
White emulsion walls to all parts where not tiled  
White switches and sockets throughout

#### Bedrooms

Fully fitted carpet Pendant light fitting TV Point x 1  
Radiators – Gas central heated

#### Bathroom (Main)

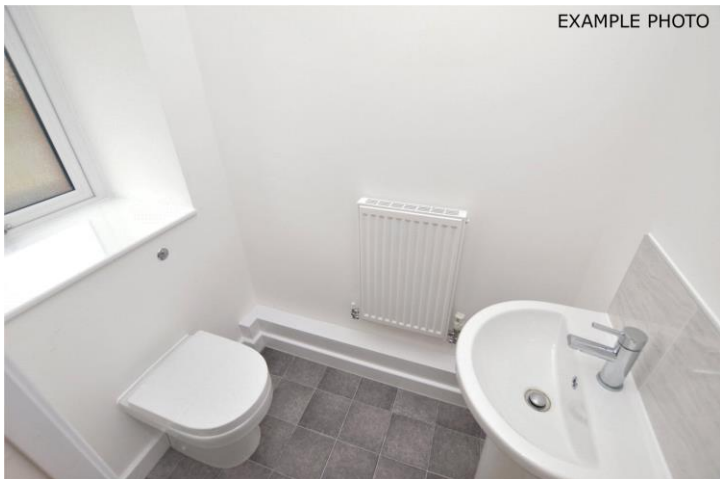
Modern white sanitary ware  
Fully tiled ceramic walls to bath wall and inside shower  
Half height tiled wall to sink and wc wall  
(other walls painted)  
Ceramic tiled floors  
Chrome towel warmer  
Extractor fan  
Shower over bath & shower screen (Main Bathroom)

#### WC

Modern white sanitary ware  
Wash basin with tiled splash back  
Laminate engineered flooring

#### Gardens

Turf to front and rear  
Fences at the rear of the property only  
Paved patio to the rear  
External lights front and rear  
External tap



**Directions**

From Leeds City Centre follow signs York Rd/A64 to Selby Rd/B6159

5 min (1.9 mi)

Follow Selby Rd/B6159 and Carden Ave to Rathmell Rd

5 min (1.2 mi)

LS15 0NZ

Rathmell Rd, Leeds

Please note: The directions are for route planning purposes only. You may find that construction projects or traffic may cause conditions to differ from the map results, and you should plan your route accordingly.

**Viewing**

By appointment only through our Crossgates branch

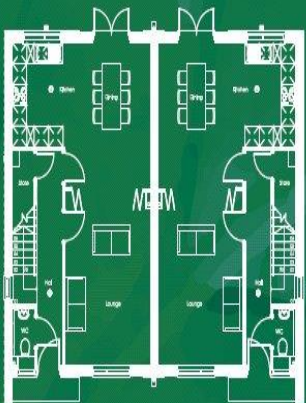
**Agents Notes:**

All measurements have been taken using electronic measuring devices and are only approximate.

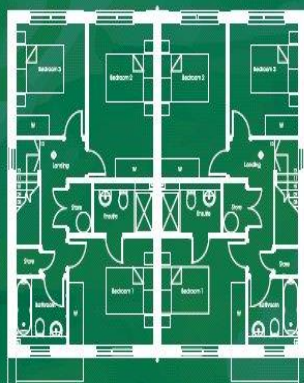
Sales Particulars Version 1

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

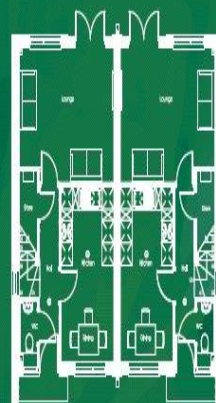
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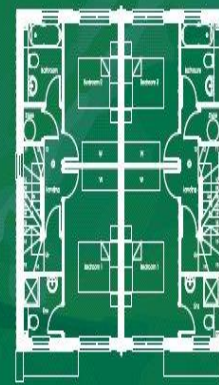
Ground Floor



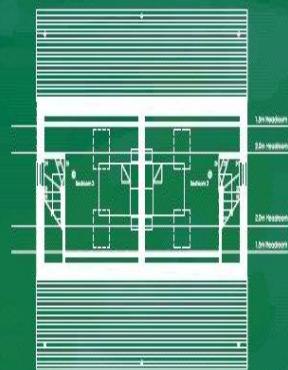
First Floor



Ground Floor



First Floor



Second Floor

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