

# HUNTERS®

HERE TO GET *you* THERE

**2 Keelham Drive, Leeds, LS19 6SG**

**Offers In The Region Of £295,000**

**Property Images**



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## Property Images

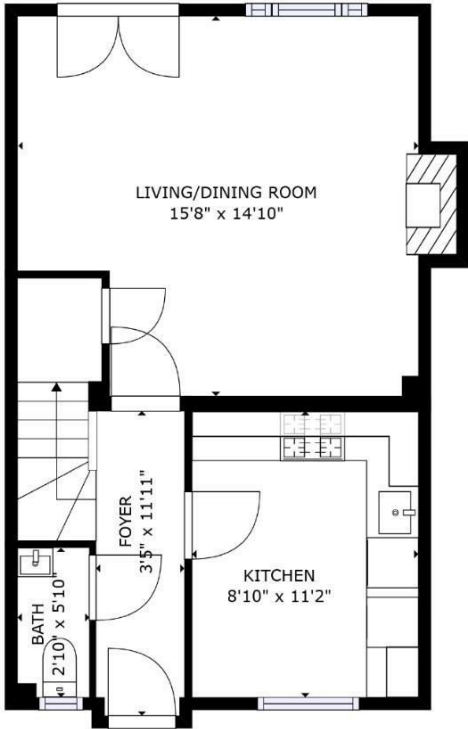


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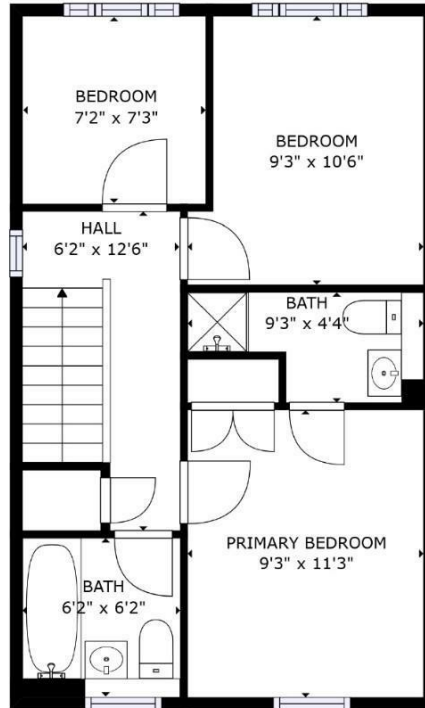
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## Property Images





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 427 sq. ft, FLOOR 2: 419 sq. ft  
 TOTAL: 845 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Welcome to this truly enticing 3-bedroom modern end terrace nestled in the heart of Rawdon,. Conveniently located within walking distance of local schools, Rawdon Billing, and village amenities, this property presents an opportunity to embrace the charm of a well-established community.

Approaching the property, you are greeted by a well-maintained exterior, setting the tone for what lies within. The entrance hall invites you into a home that seamlessly blends modern comforts with practical living. The ground floor boasts a thoughtfully designed layout comprising a welcoming entrance hall, a convenient guest W.C., a spacious lounge/diner, and a fitted breakfast kitchen. The lounge/diner is bathed in natural light, creating an inviting space for relaxation and entertaining. The adjacent breakfast kitchen is a chef's delight, equipped with modern fittings and ample storage, making it the heart of the home.

Ascending to the first floor, you will discover a generously sized main bedroom adorned with an en-suite, providing a private retreat. Two additional bedrooms complete the accommodation on this level, offering versatility for a growing family, guests, or a home office. The property also presents an exciting prospect with the potential to extend into the loft, subject to necessary consents, allowing you to personalize and maximize the space to suit your lifestyle.

Externally, the property features off-street parking, ensuring convenience for residents. The low-maintenance garden at the rear is enclosed by fenced boundaries, providing a private outdoor space to unwind or entertain.

Rawdon, a highly sought-after residential village, offers a delightful living experience. Positioned just off New Road Side (A65), commuting is made effortless with quick access to major road networks, including the A65 and the Ring Road (A6120), connecting you to Leeds and Bradford. The recently opened Apperley Bridge train station and the nearby Horsforth train station offer convenient rail services. For the avid traveler, Leeds-Bradford Airport is only a short drive away.

Local amenities, including shops, a tea room, a pub, and takeaways, cater to daily needs, while excellent schools enhance the appeal for families. Rawdon Billing, a short stroll away, provides a picturesque escape with its lake and scenic surroundings, perfect for leisurely walks and outdoor activities.

## Features

- SOUGHT AFTER RAWDON LOCATION • NO ONWARD CHAIN • CLOSE TO BILLING AND SHOPS • MUCH LOVED PROPERTY • FULL OF NATURAL LIGHT • SCOPE TO CONVERT LOFT - SUBJECT TO PLANNING • OFF-STREET PARKING FOR TWO CARS • LOW MAINTENANCE GARDENS • HUNTERS 360 TOUR