

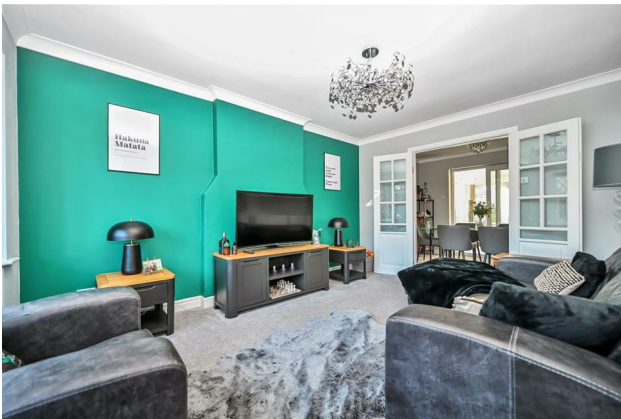
HUNTERS®

HERE TO GET *you* THERE

21 Lakeside View, Rawdon, Leeds, LS19 6RN

Offers In The Region Of £424,950

Property Images



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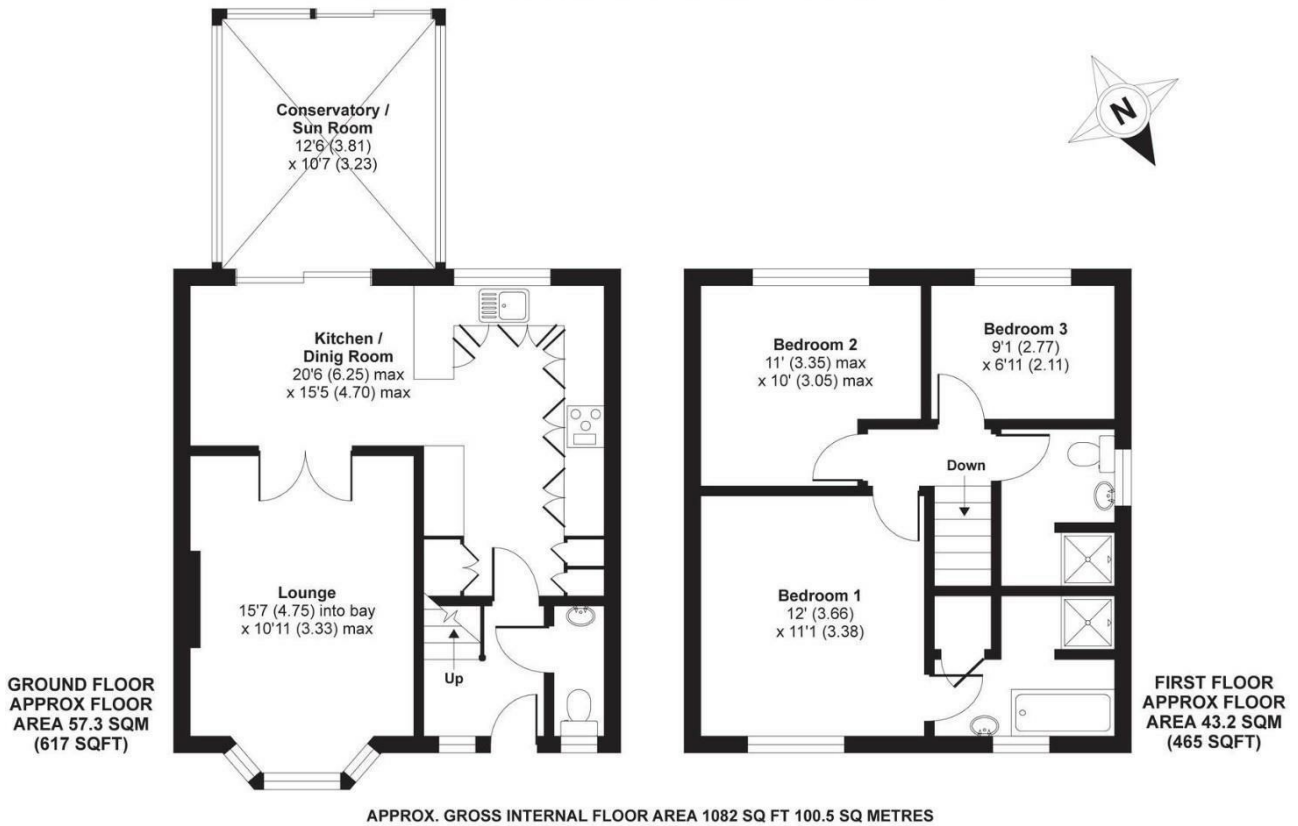
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Lakeside View, Rawdon, Leeds, LS19



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

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

Summary

Welcome to this exquisite three-bedroom, high-specification, detached home nestled at the end of a peaceful cul-de-sac. Boasting modern elegance and a thoughtful extension to the rear, this attractive family residence is enhanced by its proximity to highly regarded schools and the picturesque Rawdon Billing, making it the ideal choice for your next family home.

Upon entering, you are greeted by a spacious entrance hallway leading to a convenient cloakroom/wc. The inviting lounge provides a cozy retreat, while the heart of the home lies in the stunning kitchen, equipped with top-notch appliances and finishes. The open-plan dining room seamlessly connects to a delightful conservatory extension, creating a bright and airy space with direct access to the rear garden.

Ascending to the first floor, the master bedroom awaits, complete with a luxurious en suite bathroom. Two additional well-appointed bedrooms and a modern house shower room cater to the comfort and convenience of the whole family.

Externally, the front of the property offers off-street parking for multiple cars, complemented by a driveway leading to the detached single garage. The rear garden, laid mainly to lawn, is adorned with mature trees and fenced boundaries, ensuring a private oasis for relaxation and play.

Notable features include gas heating and double glazing, providing efficiency and comfort throughout the year. This home seamlessly combines contemporary design with practical living, creating a harmonious environment for family life.

With its prime location near esteemed schools and the scenic Rawdon Billing, this property is more than a home – it's a lifestyle. Don't miss the opportunity to make this meticulously crafted residence your perfect family haven.

Features

- EXTENDED TO REAR • VERY SOUGHT AFTER LOCATION • STUNNING KITCHEN • MODERN HOUSE SHOWER ROOM • MASTER BEDROOM WITH LUXURY ENSUITE • PRIVATE AND MATURE GARDENS TO REAR • DETACHED GARAGE AND DRIVEWAY • CLOSE TO AMENITIES • EPC RATING = C • CUL DE SAC POSITION