

# HUNTERS®

HERE TO GET *you* THERE

6 Carr Close, Rawdon, Leeds, Yorkshire, LS19 6PE

Price £435,000

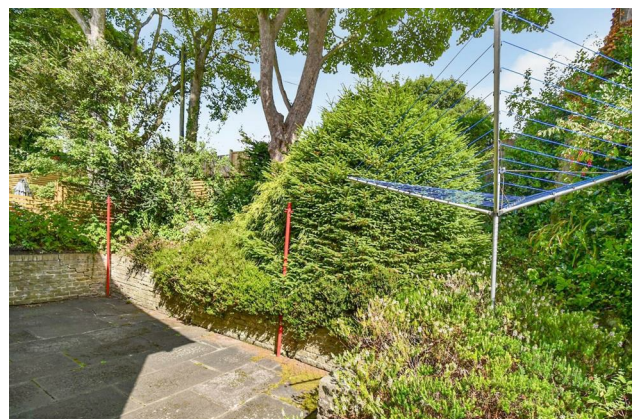
Property Images



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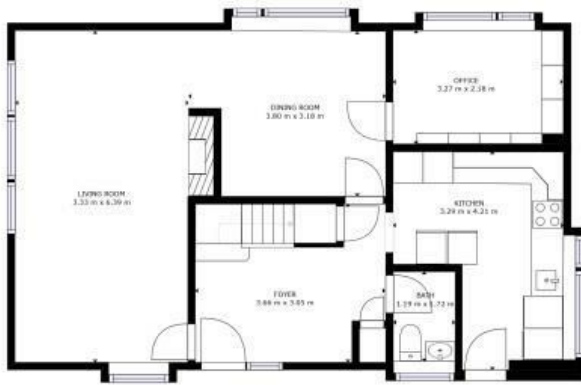
## Property Images



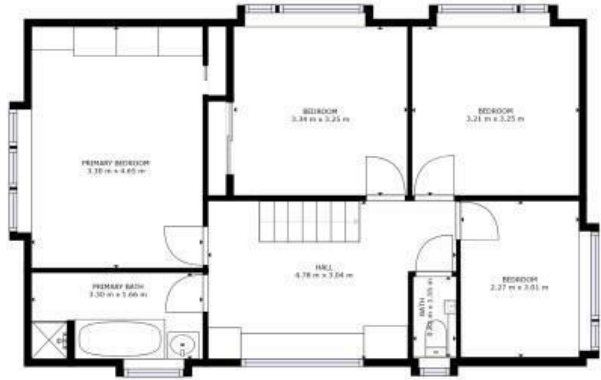
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## Floorplan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 70 m<sup>2</sup>; FLOOR 2: 70 m<sup>2</sup>  
 TOTAL: 140 m<sup>2</sup>  
\*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>			
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Situated in this highly desirable part of Rawdon is this substantial, much loved family home. Boasting remarkable long distance views, a garden with southerly aspect and well proportioned accommodation throughout this exceptional home is not to be missed.

Accommodation briefly consists of a reception hall, guest wc, a spacious lounge / sitting room, study and a breakfast kitchen. To the first floor can be found the four bedrooms and a four piece house bathroom and a large landing space. Externally there is a resin driveway to the front leading to an integral garage. There are also gardens to the front and rear.

Located within this extremely sought after part of Rawdon the property enjoys excellent access to a wide range of local amenities, several highly regarded primary and secondary schools, picturesque walks and a train station.

## Features

• MUCH LOVED FAMILY HOME • SOUGHT AFTER RAWDON LOCATION • CUL DE SAC POSITION • CLOSE TO SCHOOLS AND AMENITIES • GARDEN WITH SOUTHERLY ASPECT • FOUR GOOD SIZED BEDROOMS • IN NEED OF SOME UPDATING • DRIVEWAY AND GARAGE • HUNTERS 360 TOUR • EPC RATING = TBC