

# HUNTERS®

HERE TO GET *you* THERE

25 Layton Park Avenue, Rawdon, Leeds, LS19 6PL

Price £369,950

Property Images

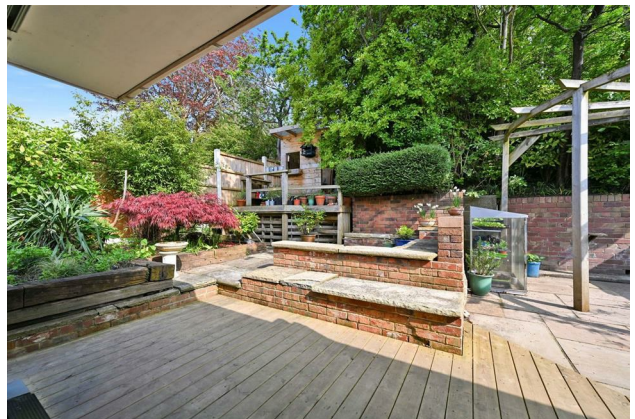




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## Property Images



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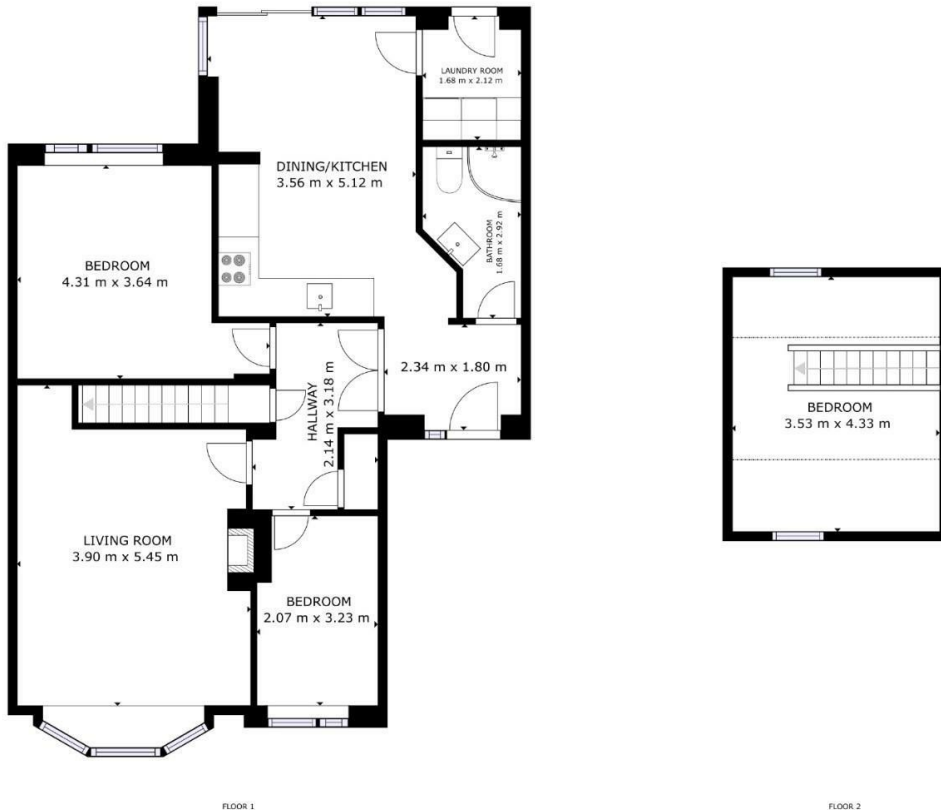
## Property Images





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FLOOR 1

FLOOR 2

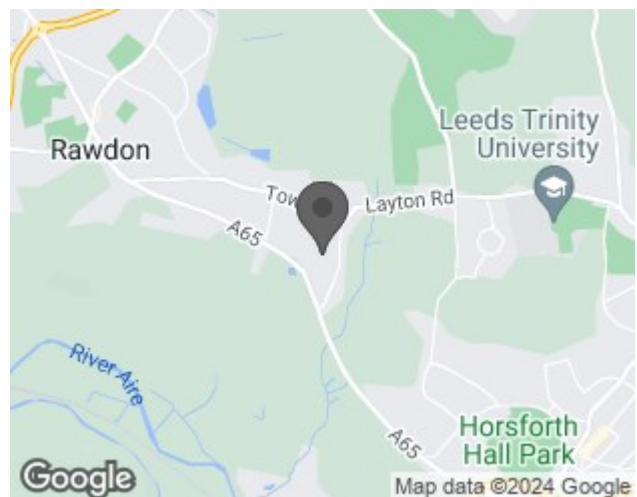
GROSS INTERNAL AREA  
 FLOOR 1: 83.78 m<sup>2</sup>, FLOOR 2: 7.95 m<sup>2</sup>  
 EXCLUDED AREA; REDUCED HEADROOM: 7.38 m<sup>2</sup>  
 TOTAL: 91.73 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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>		69	81
(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: Bungalow - Semi Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Welcome to this stunning three-bedroom, extended semi-detached home in Rawdon, a sought-after village location that seamlessly blends tranquility with convenience. Thoughtfully re-designed by an architect, this property boasts luxurious, high-end additions that elevate it into a super-stylish abode, ready for immediate occupancy.

Upon entry, you're greeted by a quality entrance door leading to a welcoming lobby, setting the tone for the elegance and functionality that awaits within. The heart of this home is the spacious, fully fitted contemporary dining kitchen, where culinary delights are effortlessly prepared and shared in a modern setting. Practical needs are met with a utility room, ensuring seamless household management.

The generous lounge exudes warmth and character, featuring a stunning stone fireplace with a multi-fuel burner, perfect for cosy evenings with loved ones. Two good sized bedrooms offer comfort and privacy, while the luxurious bathroom provides a retreat for rejuvenation. The third bedroom is the converted loft which benefits from a study area, eaves storage and Velux style windows to the front and rear.

Externally, the landscaped garden offers a serene oasis for outdoor entertaining and leisure, while a brick block paved driveway provides convenient off-street parking for two cars.

Situated in a pleasant and quiet cul-de-sac, this home enjoys superb long-distance views to the front, adding to its appeal. Rawdon's desirable amenities are within easy reach, including local shops, schools, and recreational facilities. Commuting is effortless, with major road links and train stations nearby, connecting you to Leeds, Bradford, and beyond.

\*\*\* PART EXCHANGE CONSIDERED FOR A LARGER PROPERTY IN THE RAWDON AREA. IDEALLY WITH FOUR BEDROOMS AND A LIVING KITCHEN \*\*\* CONTACT US IF YOU HAVE A SUITABLE PROPERTY \*\*\*

## Features

- DINING KITCHEN WITH BI FOLDING DOORS • SOUGHT AFTER CUL DE SAC • LANDSCAPED GARDENS • FAR REACHING VIEWS TO FRONT • CLOSE TO AMENITIES • HUNTERS 360 TOUR • HIGH SPECIFICATION • CONVERTED LOFT • UTILITY ROOM • EV CHARGING POINT