

# HUNTERS®

HERE TO GET *you* THERE

9 Carr Lane, Rawdon, Leeds, LS19 6PD

Price £449,950

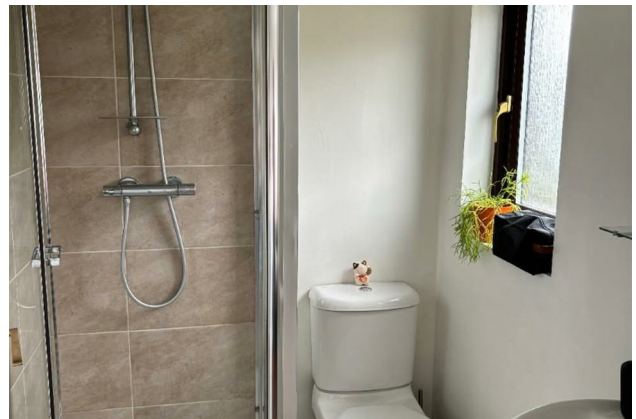
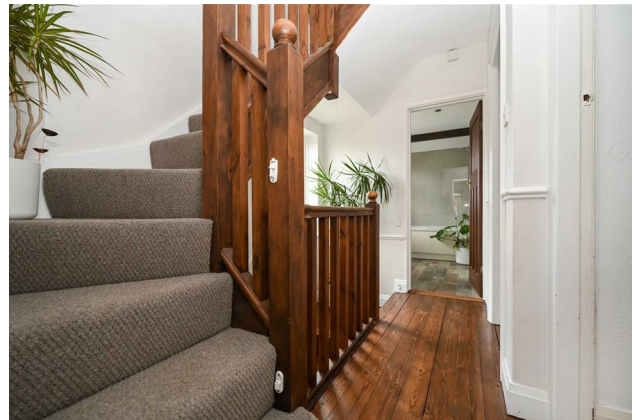
Property Images



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## Property Images

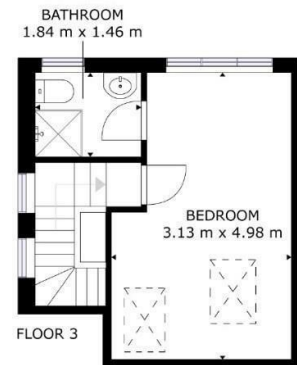
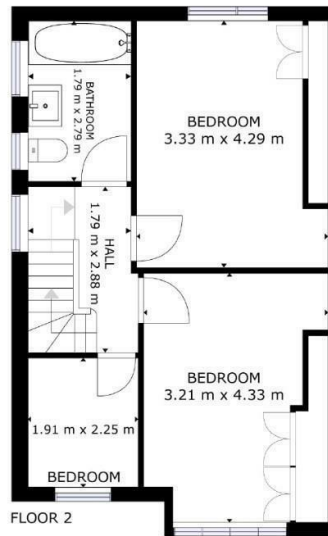
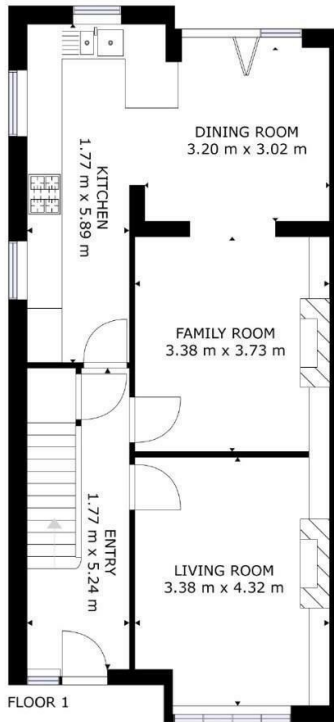


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## Property Images





GROSS INTERNAL AREA  
 FLOOR 1: 63 m<sup>2</sup>, FLOOR 2: 45 m<sup>2</sup>, FLOOR 3: 22 m<sup>2</sup>  
 TOTAL: 130 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>			73
(55-68) <b>D</b>		57	
(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 - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to this impressive four-bedroom, two-bathroom extended semi-detached home nestled in the heart of Rawdon's most desirable address. Thoughtfully extended to offer a versatile family living space, this property boasts a high-quality open-plan dining kitchen - a true focal point of the home, seamlessly connecting to a mature, safe and private garden perfect for children and entertaining.

Upon entering, you're greeted by an inviting entrance hall leading to a lounge, family room/den, and the outstanding open-plan dining kitchen. The first floor accommodates two double bedrooms and a single bedroom, all enjoying picturesque views alongside a house bathroom. Ascend to the second floor to discover a master bedroom with an en-suite, offering elevated comfort and privacy.

Outside, a well-proportioned family garden with a dining patio area awaits, perfect for outdoor entertaining. Additional perks include off-street driveway parking to the front, and a dry garage at the rear for outdoor storage.

Perfectly situated for commuters, the property offers easy access to Leeds and Bradford city centres via excellent transport links. Families will appreciate the proximity to well-regarded schools, with Rawdon St Peter's Primary School just a stone's throw away. Rawdon exudes a village-like charm with its quaint selection of shops, including a tea room, bakery, post office, general store, and pub. For more extensive amenities, Horsforth and Yeadon are a short distance away.

Recreational opportunities abound, with Rawdon Cricket Club, Rawdon Golf Course, and the scenic Billing and Lake within walking distance along Town Street. Embrace a lifestyle of comfort, convenience, and community in this exceptional Rawdon residence.

## Features

- EXTENDED HOME OVER THREE FLOORS • LARGE FAMILY GARDEN • ENSUITE TO MASTER • CLOSE TO HIGHLY REGARDED SCHOOLS • CHARMING FEATURES THROUGHOUT • GARAGE AND DRIVEWAY • LOVELY VIEWS • HUNTERS 360 TOUR • PERFECT FAMILY HOME