

# HUNTERS®

HERE TO GET *you* THERE

23 Markham Avenue, Rawdon, Leeds, LS19 6NE

Offers In The Region Of £214,950

Property Images



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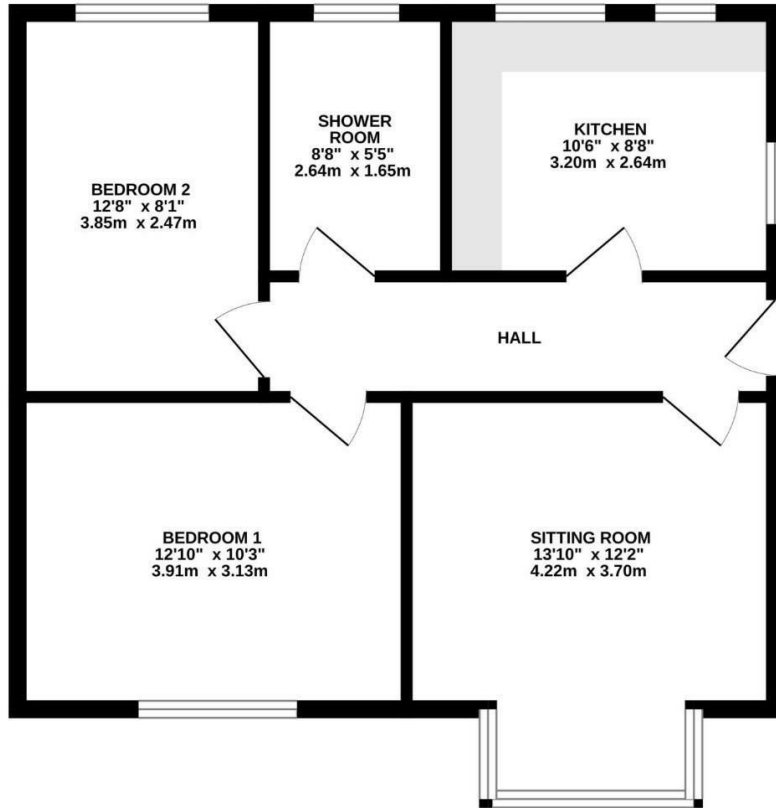
## Property Images



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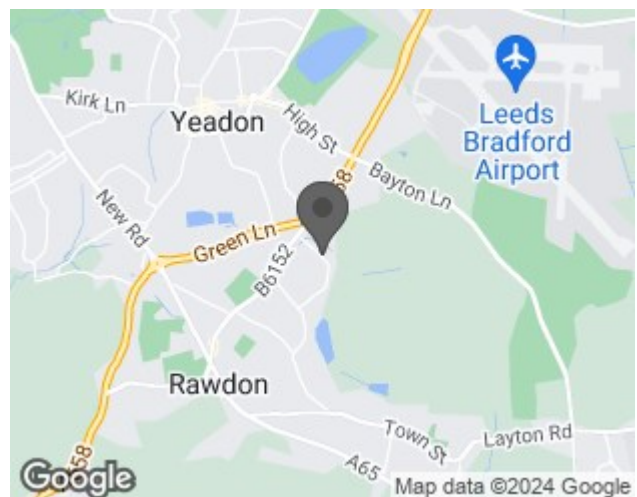
Property Images



## EPC

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            | <b>86</b> |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | <b>65</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<br>2002/91/EC |           |

## Map



## Details

Type: Bungalow - Semi Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled within the picturesque and highly sought-after village of Rawdon, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort, convenience, and potential. Boasting a prime location just moments away from village amenities, esteemed schooling options, and excellent transportation links, this property presents an enticing opportunity for those seeking both accessibility and tranquility.

Upon arrival, residents are greeted by the welcoming ambiance of the entrance hallway, setting the tone for the comfortable living spaces that await within. The property's layout is thoughtfully designed, with a focus on practicality and modern living.

The heart of the home lies within the spacious bay-fronted lounge, offering a light-filled retreat for relaxation and socializing. Natural light floods the room, creating a warm and inviting atmosphere that is perfect for unwinding after a long day or hosting gatherings with friends and family.

Adjacent to the lounge, the recently updated Shaker fitted kitchen provides a stylish and functional space for culinary endeavors. With modern amenities and ample storage, this kitchen is sure to inspire creativity and convenience in meal preparation.

The property features two generously sized double bedrooms, offering comfortable accommodation for residents and guests alike. The main bedroom is situated to the front of the property, while the second bedroom overlooks the tranquil rear garden, ensuring peaceful nights of rest and relaxation.

Completing the accommodation is a modern three-piece shower room, providing convenience and contemporary comfort for residents.

Outside, the property boasts gardens to both the front and rear, offering green spaces for outdoor enjoyment and relaxation. The rear garden, in particular, offers a private retreat, with fenced boundaries ensuring seclusion and tranquility for residents to enjoy.

Parking is made convenient with driveway parking and a detached garage,

## Features

- TWO BEDROOM TRUE BUNGALOW • SOUGHT AFTER LOCATION • LOW MAINTENANCE GARDENS • SCOPE TO EXTEND - SUBJECT TO PLANNING • GARAGE AND DRIVEWAY • TWO DOUBLE BEDROOMS • CLOSE TO SHOPS AND AMENITIES