

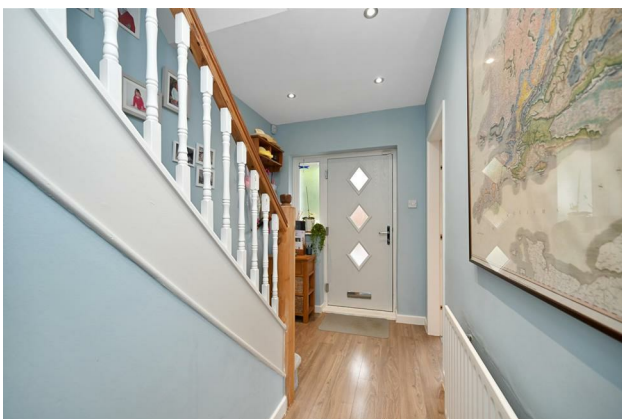
HUNTERS®

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7 Billing View, Rawdon, Leeds, Yorkshire, LS19 6PR

Offers In The Region Of £595,000

Property Images



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Property Images



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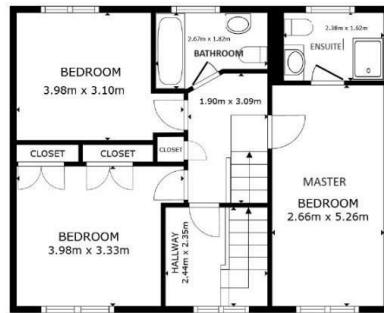
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Property Images

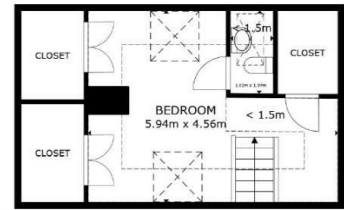




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 74.4 m² FLOOR 2 61.0 m² FLOOR 3 21.0 m²
 EXCLUDED AREAS : REDUCED HEADROOM 13.4 m²
 TOTAL : 156.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Welcome to this stunning four-bedroom detached family home, ideally situated in the highly sought-after area of Rawdon, with direct views and access to the picturesque cricket fields. This beautifully extended and updated property offers a perfect blend of modern living and classic charm, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hallway leading to a spacious lounge, perfect for relaxing and entertaining. The ground floor also features a convenient guest WC. At the heart of the home is the impressive open-plan living kitchen, which seamlessly combines a well-appointed kitchen, dining area, and living space, creating a versatile and sociable environment. Adjacent to the kitchen is a practical utility room.

The first floor boasts a luxurious master bedroom complete with an ensuite shower room. Bedrooms two and three are both generous doubles, providing ample space for family members or guests. The main house bathroom is also located on this floor, offering modern fixtures and fittings.

The second floor is home to the fourth bedroom, a delightful retreat featuring its own ensuite WC. This room is perfect for guests or could serve as a private sanctuary for a fortunate teenager.

Externally, the property benefits from off-street parking to the front and an integral garage. The rear garden has been thoughtfully landscaped, featuring lush lawned areas, a patio for outdoor dining and entertaining, and raised planters that add a touch of greenery and charm.

This family home is perfectly positioned for access to several highly regarded primary and secondary schools, a wide range of local amenities, and excellent transport links including a nearby train station. Additionally, the scenic Rawdon Billing provides an idyllic setting for leisurely walks and outdoor activities.

Features

- IDEAL FAMILY HOME OVER THREE FLOORS • BACKS ONTO CRICKET FIELDS • CLOSE TO SCHOOLS AND RAWDON BILLING • OPEN PLAN LIVING KITCHEN • TWO ENSUITE BEDROOMS • GUEST WC AND UTILITY ROOM • HUNTERS 360 TOUR • HIGH SPECIFICATION