

# HUNTERS®

HERE TO GET *you* THERE

41 Carr Lane, Rawdon, Leeds, LS19 6PD

Offers In The Region Of £599,950

Property Images





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## Property Images



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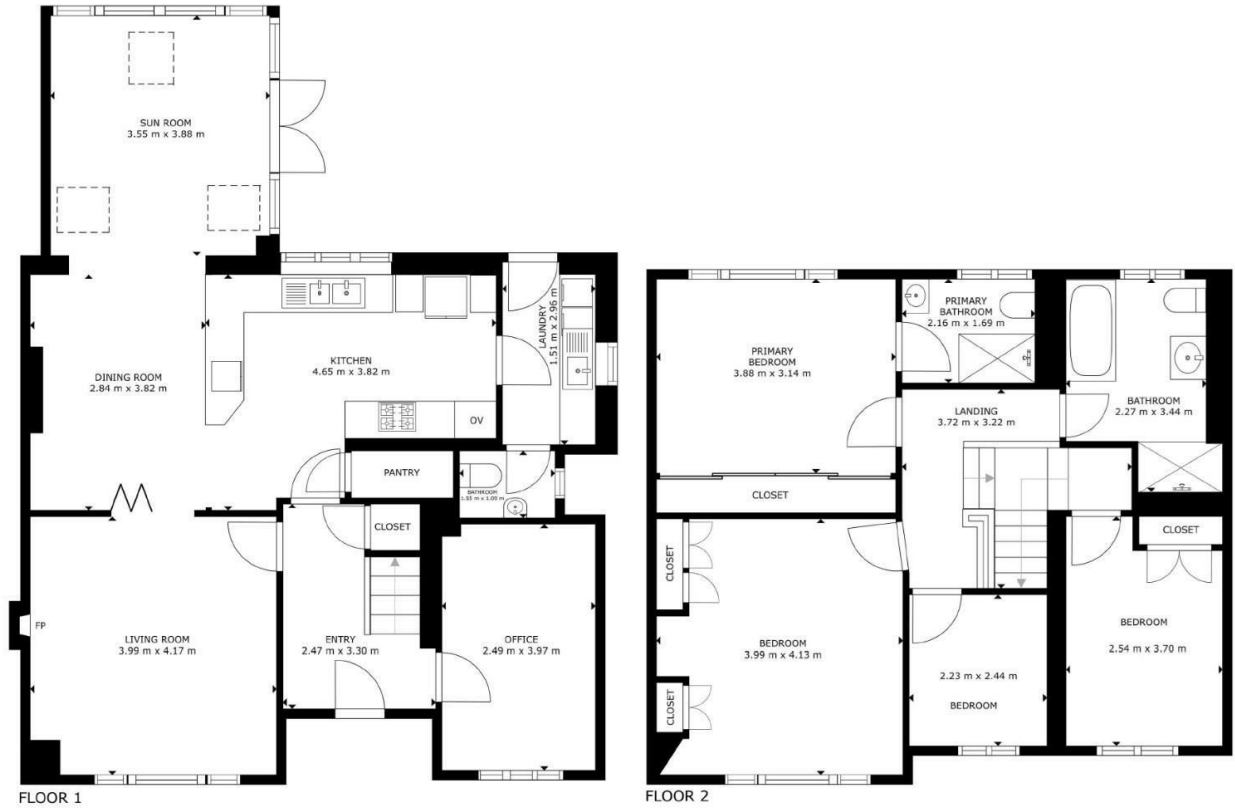
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## Property Images



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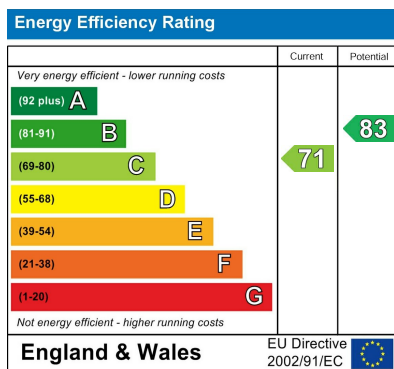
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GROSS INTERNAL AREA  
 FLOOR 1: 86 m<sup>2</sup>; FLOOR 2: 71 m<sup>2</sup>  
 TOTAL: 157 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

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



## Summary

This beautifully detached and extended family home offers spacious and contemporary living, ideal for modern family life. Upon entering, you are greeted by a welcoming entrance hallway that leads to the cozy lounge. The lounge features elegant interior bi-folding doors that open into the heart of the home: an open-plan living kitchen. This expansive area includes a fully fitted kitchen with integrated appliances, a generous dining space, and a conservatory extension that floods the room with natural light. The underfloor heating throughout this space adds a touch of luxury and ensures comfort year-round.

The ground floor is thoughtfully designed to cater to all family needs, featuring a practical utility room, a convenient guest WC, and a versatile study, perfect for working from home or as a quiet retreat.

Ascending to the first floor, you will find the master bedroom, complete with an ensuite shower room for added privacy and convenience. The three additional bedrooms are all well-proportioned, providing ample space for family members or guests. The main four-piece house bathroom serves these bedrooms, offering both a bathtub and a separate shower.

Externally, the property boasts a driveway at the front, providing off-street parking for multiple vehicles. The rear garden is a true haven, meticulously landscaped to include a lush lawn, inviting seating areas, and well-stocked borders brimming with mature shrubs and plants, perfect for outdoor relaxation and entertaining.

Situated close to reputable schools and local amenities, this home also offers easy access to the nearby towns of Horsforth, Yeadon, and Guiseley. This property perfectly combines modern living with practical family spaces, making it an ideal choice for those seeking a comfortable and stylish home.

## Features

- DETACHED FAMILY HOME • EXTENDED • EXTREMELY SOUGHT AFTER LOCATION • CLOSE TO SCHOOLS • LANDSCAPED REAR GARDENS • MASTER SUITE • UTILITY AND GUEST WC • OPEN PLAN LIVING KITCHEN • FAR REACHING VIEWS • HUNTERS 360 TOUR