

HUNTERS®

HERE TO GET *you* THERE

33 Greenacre Park Rise, Rawdon, LS19 6RU

Asking Price £299,950

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



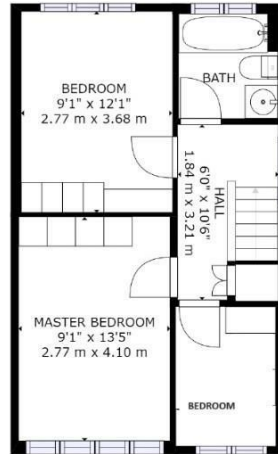
HUNTERS[®]

HERE TO GET *you* THERE

Property Images

HUNTERS®

HERE TO GET *you* THERE



GROSS INTERNAL AREA
 FLOOR 1: 504 sq. ft./47 m², FLOOR 2: 401 sq. ft./37 m²
 TOTAL: 904 sq. ft./84 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			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled in the sought-after area of Rawdon, this charming three-bedroom semi-detached house offers a perfect blend of contemporary living and versatility. The property boasts a large studio to the side, an ideal space for a beautician, therapist, gym enthusiast, or anyone in need of a spacious home office. The stylish and modern décor throughout the house enhances its appeal, while the front-facing rooms enjoy far-reaching views, adding a touch of tranquility.

Upon entering, you are welcomed by a bright and inviting hallway leading to a comfortable lounge, perfect for relaxing or entertaining guests. The heart of the home is the open-plan kitchen/diner, which provides a spacious and practical area for family meals and gatherings. The conservatory extension further enhances the living space, offering a peaceful retreat with views of the garden.

Upstairs, the property comprises three well-proportioned bedrooms, each designed to maximize comfort and style. The modern house bathroom features contemporary fittings and provides a serene space for unwinding after a long day.

Externally, the property benefits from beautifully maintained gardens to both the front and rear, creating a pleasant outdoor environment for relaxation and recreation. A driveway to the side offers convenient off-street parking.

This home is perfectly positioned to take advantage of the highly regarded local schools, making it an excellent choice for families. Additionally, it offers easy access to a variety of local amenities and a nearby train station, ensuring seamless connectivity for commuters.

In summary, this three-bedroom semi-detached house in Rawdon is a delightful blend of modern living and functional space, making it an appealing choice for a wide range of potential buyers. Whether you are seeking a comfortable family home or a versatile space to accommodate your professional needs, this property is sure to impress.

Features

- SUPERBLY PRESENTED LARGER STYLE SEMI
- CONSERVATORY EXTENSION TO REAR
- CONVERTED GARAGE / STUDIO / HOME OFFICE
- CLOSE TO SCHOOLS AND AMENITIES
- CUL DE SAC POSITION
- LOVELY VIEWS
- SUPERB BREAKFAST KITCHEN
- DRIVEWAY
- HUNTERS 360 TOUR