

# HUNTERS®

HERE TO GET *you* THERE

4 Harrogate Road, Rawdon, Leeds, LS19 6HJ

Asking Price £325,000

Property Images





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## Property Images



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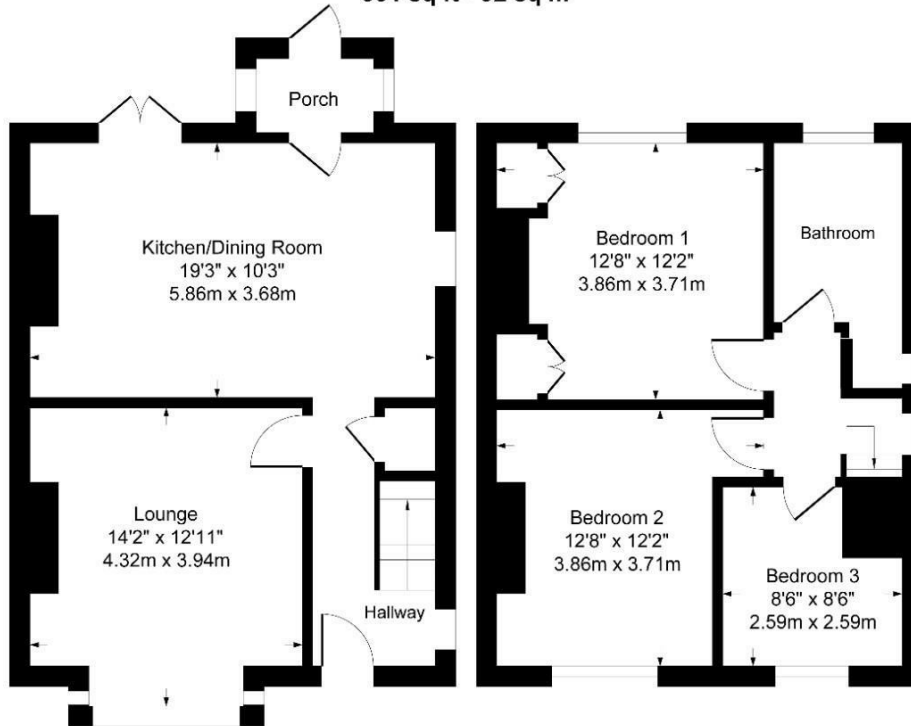
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Approximate Gross Internal Area  
991 sq ft - 92 sq m



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

This beautifully renovated three-bedroom semi-detached property offers a stunning blend of contemporary design and comfortable living spaces. Upon entering, you are welcomed by an elegant entrance hall featuring a modern door that sets the tone for the rest of the home. The lounge provides a cozy yet stylish area for relaxation, seamlessly flowing into the open-plan dining kitchen. This area is truly the heart of the home, boasting high-end finishes and ample space for both dining and entertaining. Patio doors open onto the rear garden, creating a perfect indoor-outdoor connection for al fresco dining or simply enjoying the fresh air.

Upstairs, the first floor houses three well-proportioned bedrooms, each thoughtfully designed to maximize space and light. The luxury house bathroom is a standout feature, offering a spa-like retreat with high-quality fixtures and fittings. Externally, the property continues to impress with a meticulously maintained front garden and convenient off-street parking for three cars in front of the detached garage, providing both security and ease of access. There is also an electric car charging point. The recent re-rendering of the property adds to its pristine curb appeal.

Situated in a sought-after location, this home is in close proximity to a variety of shops, schools, and essential amenities, ensuring convenience for all family members. The nearby train station offers excellent connectivity for commuting or exploring the surrounding areas. This property must be viewed to be fully appreciated, as the extensive renovation and refurbishment work create a unique opportunity to own a turnkey home that perfectly balances style, comfort, and practicality.

## Features

- SUPERBLY PRESENTED • RECENTLY REFURBISHED • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • LANDSCAPED GARDENS • STUNNING DINING KITCHEN • IDEAL FAMILY HOME • HUNTERS 360 TOUR • OFF-STREET PARKING AND GARAGE