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5 Henley Close, Rawdon, Leeds, LS19 6QB

Asking Price £359,950

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GROSS INTERNAL AREA
 FLOOR 1: 65 m² FLOOR 2: 69 m²
 TOTAL: 134 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 deceptively spacious semi-detached property in the heart of Rawdon offers an impressive three double bedrooms and superb valley views. Set over two floors, this "Tardis"-like home provides a versatile living space that includes a large lounge, a well-defined dining area, a modern kitchen, and a convenient WC. The third bedroom is also on the main floor, while the lower ground floor features the master bedroom, a third bedroom, a house bathroom, and two basement rooms offering excellent storage and potential for conversion, subject to permissions.

The property's sunny rear garden enhances the natural light in the rear rooms, creating a bright and welcoming atmosphere. Additionally, there's a drive leading to a garage, providing ample parking. Situated on Henley Close, just off Leeds Road (A65), this home offers easy access to Leeds, Bradford, and Harrogate. The nearby Rawdon Town Street offers a selection of local shops, including a bakery, post office, and newsagents, as well as the popular Emmott Arms pub. The surrounding villages of Horsforth and Yeadon offer a wide range of amenities, including shops, banks, supermarkets, and dining options. Commuters will appreciate the proximity to major roads and the Leeds & Bradford Airport, just three miles away, making this an ideal location for those seeking both convenience and tranquility in a desirable area.

Features

- FAR REACHING VIEWS • SOUGHT AFTER CUL DE SAC OFF OF RAWDON TOWN STREET • UPSIDE DOWN SEMI • SCOPE TO CONVERT BASEMENT • GARAGE AND DRIVEWAY • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR • OPEN PLAN DINING KITCHEN • ENCLOSED GARDEN TO REAR