

HUNTERS®

HERE TO GET *you* THERE

16 Carr Lane, Rawdon, LS19 6PF

Offers In The Region Of £499,950

Property Images



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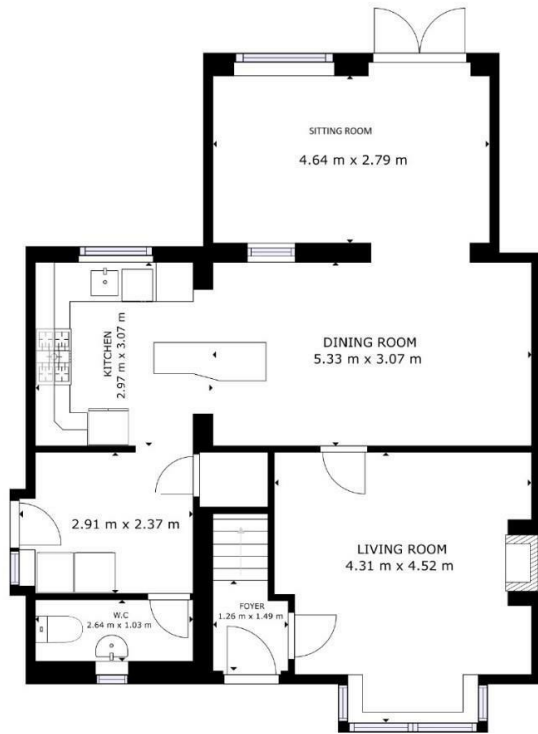


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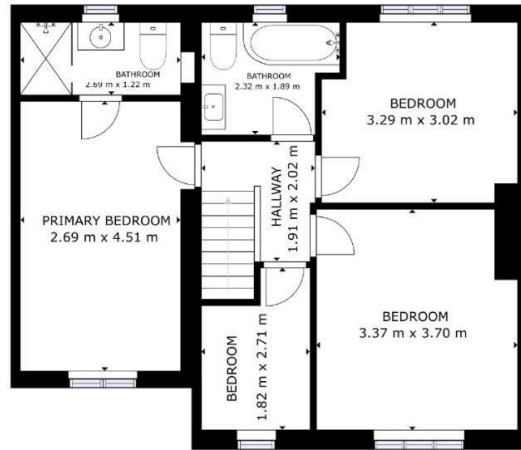
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 75.18 m², FLOOR 2: 56.15 m²
 TOTAL: 131.33 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			86
(81-91) B		75	
(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: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Situated on the highly sought-after, tree-lined Carr Lane in Rawdon, this beautifully extended and updated property offers an exceptional opportunity to acquire the perfect family home. The house is ideally located close to highly regarded primary and secondary schools, making it a prime choice for families looking to settle in a prestigious area.

Upon entering, you are welcomed by a spacious entrance hall that leads to a cozy yet elegant lounge, ideal for relaxing. The heart of the home is the impressive open-plan living kitchen, thoughtfully designed to accommodate modern family life. This expansive space features a contemporary kitchen with central island and breakfast bar, a dining area for family meals, and a comfortable sitting room that flows seamlessly through patio doors into the rear garden, creating a perfect indoor-outdoor living experience. The ground floor is completed by a convenient utility room with a side entrance and a guest WC, adding practicality to the stylish living space.

Upstairs, the property boasts a master bedroom complete with an ensuite shower room, providing a private retreat for parents. Three additional bedrooms offer ample space for children, guests, or a home office, all serviced by a modern house bathroom. Each room is well-proportioned, offering comfort and functionality.

Externally, the property benefits from a large driveway at the front, providing off-street parking for up to three cars. The rear garden is substantial, featuring a generous patio area perfect for outdoor dining and entertaining, leading up to a lawned garden with beautifully planted borders that add a touch of greenery and privacy. The property's location also offers easy access to local shops, schools, and amenities, making it a convenient and highly desirable place to call home.

Features

- EXTENDED SEMI • OPEN PLAN LIVING KITCHEN • SOUGHT AFTER TREE LINED STREET • MASTER SUITE • UTILITY AND GUEST WC • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • LARGE ENCLOSED GARDEN • OFF-STREET PARKING