

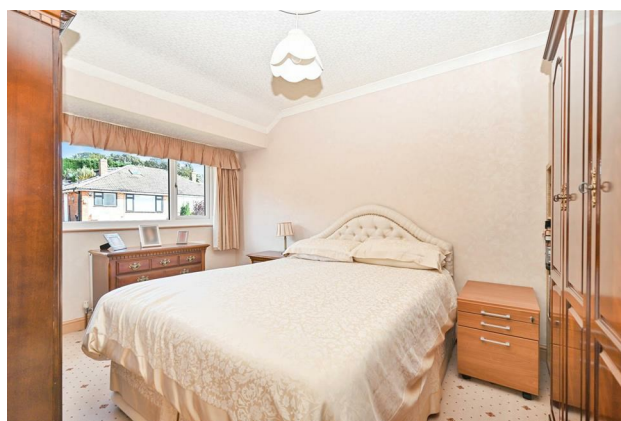
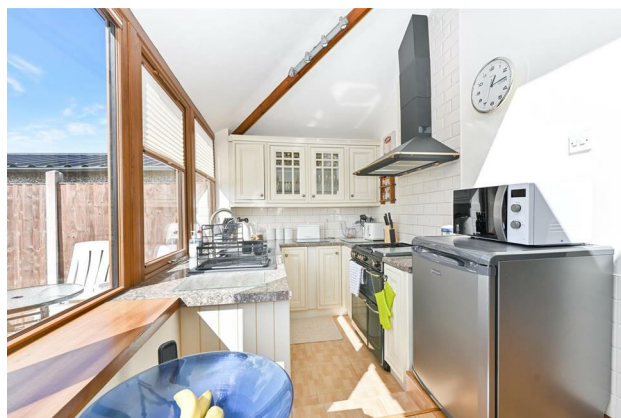
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36 Emmott Drive, Rawdon, Leeds, LS19 6RF

Offers In Excess Of £325,000

Property Images



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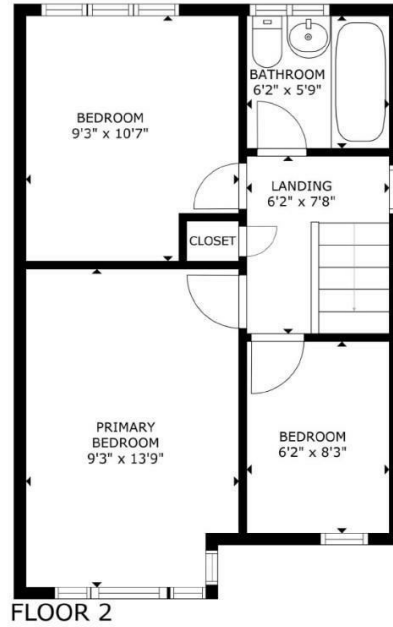
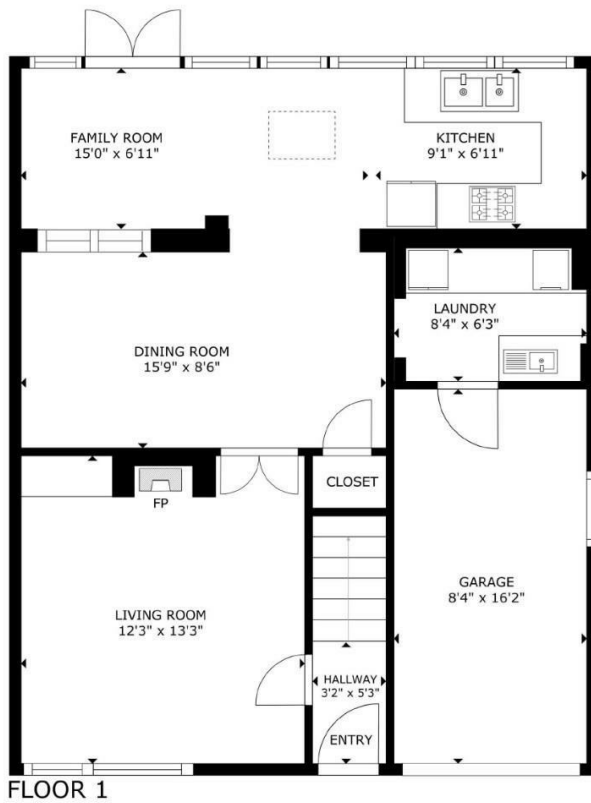
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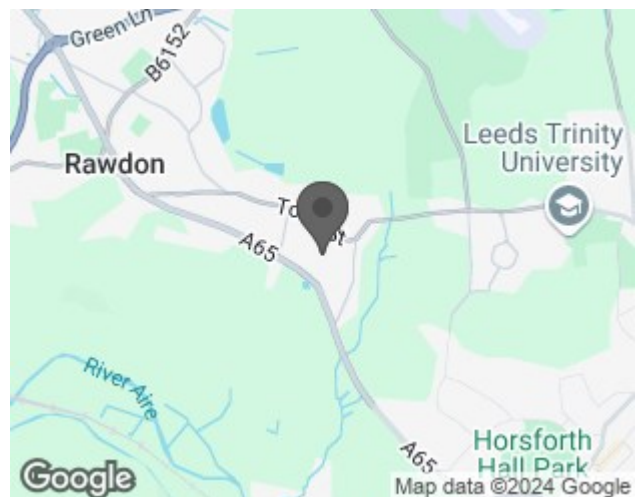
GROSS INTERNAL AREA
 FLOOR 1: 600 sq. ft., FLOOR 2: 370 sq. ft.
 TOTAL: 970 sq. ft.
 EXCLUDED AREA: GARAGE: 135 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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 inviting family home offers well-planned accommodation with the potential to personalise and make it your own. Upon entering, you are welcomed by an entrance hallway that leads into a spacious lounge, ideal for relaxation and family time. The adjoining dining room offers a perfect setting for entertaining or family meals, while the open-plan kitchen and breakfast area provide a bright and modern space with plenty of room for cooking and casual dining. A utility room offers practical convenience, and there is direct access to the integral garage, which could serve as additional storage or be converted for further living space.

Upstairs, the first floor features three well-sized bedrooms, all offering ample natural light and space for furniture. The house bathroom is conveniently located on this level and is ready to accommodate a growing family.

Externally, the property benefits from a garden and driveway to the front, providing off-street parking. To the rear, a lovely enclosed garden with a patio area and a summer house offers the perfect spot for outdoor relaxation, while enjoying far-reaching views. Situated close to local schools and amenities, this property is ideal for families looking for both comfort and convenience.

Features

- EXTENDED SEMI DETACHED • THREE RECEPTION ROOMS • UTILITY ROOM AND INTEGRAL GARAGE • FAR REACHING VIEWS • ENCLOSED REAR GARDEN • SOUGHT AFTER LOCATION • CLOSE TO SCHOOLS • SMARTLY PRESENTED • HUNTERS 360 TOUR • LOG BURNING STOVE AND GARDEN WITH SOUTHERLY ASPECT