

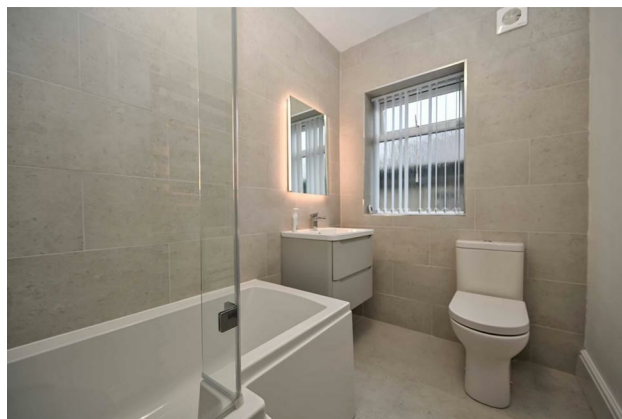
# HUNTERS®

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**33 Belmont Grove, Rawdon, Leeds, LS19 6AL**

**Asking Price £500,000**

**Property Images**





## Property Images



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Property Images

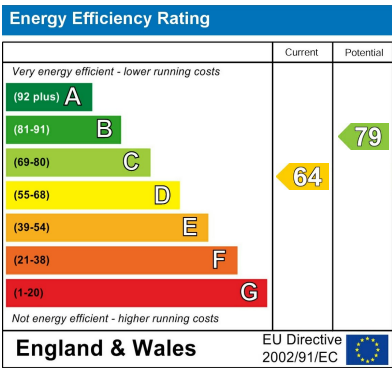


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 94.7 m<sup>2</sup>  
TOTAL : 94.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

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

## Summary

This beautifully modernised, extended detached bungalow, offered with no onward chain, is situated at the end of a quiet cul-de-sac in the desirable area of Rawdon. Recently upgraded to a high standard, the home provides spacious and stylish accommodation, featuring three double bedrooms, with the principal bedroom enjoying a private en suite. The standout feature of this property is its impressive open-plan kitchen and dining area, complete with a central island and doors that open out onto the meticulously maintained rear garden.

The layout begins with a welcoming entrance hallway that flows into a spacious living room, filled with natural light from its dual aspect windows and complemented by a contemporary electric fireplace. The kitchen and dining space, fully fitted with integrated appliances and a sleek central island, serves as the heart of the home, ideal for both everyday living and entertaining. In addition to the en suite in the principal bedroom, there is a stylishly appointed house bathroom featuring a shower bath. Completing the interior layout is a rear porch, offering convenient access to the outdoor areas.

The property benefits from uPVC double glazing, a new gas heating system, and has been fully rewired for modern living. An intruder alarm is also installed, providing added peace of mind.

Outside, a spacious block-paved driveway offers ample off-street parking, leading to a detached garage. The front garden is designed for easy maintenance with gravel areas and mature hedging. At the rear, the garden provides a paved terrace, lawn, and gravel sections, bordered by mature hedging and planting that add both beauty and privacy.

Located near Rawdon village, this home offers easy access to local amenities and convenient transport links to nearby Yeadon, which is well-served by shops, restaurants, and leisure options. The area is within a sought-after school catchment, and picturesque countryside walks are just a stone's throw away.

## Features

- THREE DOUBLE BEDROOMS • NEWLY REFURBISHED • ENSUITE TO MASTER • LANDSCAPED GARDENS • LARGE DRIVEWAY AND GARAGE • OPEN PLAN DINING KITCHEN • EXTREMELY SOUGHT AFTER LOCATION • NO ONWARD CHAIN • CLOSE TO SHOPS, SCHOOLS AND AMENITIES