

HUNTERS®

HERE TO GET *you* THERE

69 Leeds Road, Rawdon, Leeds, LS19 6NT

Offers In The Region Of £350,000

Property Images



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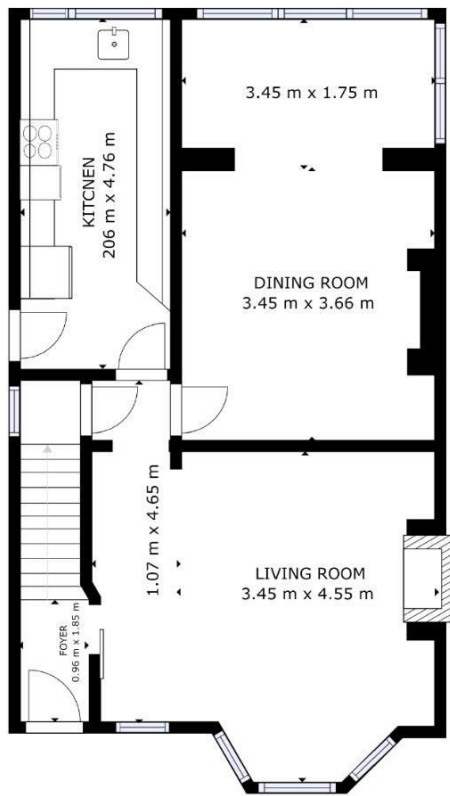
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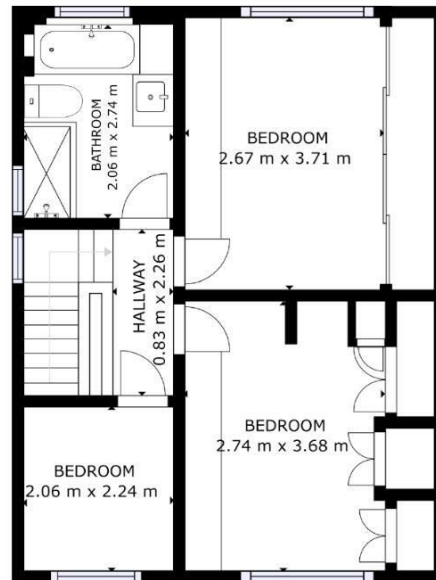


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 55.56 m², FLOOR 2: 42.13 m²
TOTAL: 97.69 m²
*SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	84
(81-91) B		
(69-80) C		
(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 beautifully presented property offers modern living with well-designed accommodation and numerous recent upgrades. The entrance hallway leads to a spacious lounge, perfect for relaxation, featuring a gas real-effect fire and convenient electric sockets with USB charging points. The extended kitchen is fitted with integrated appliances, including an induction hob, and benefits from a flat roof replaced in 2022. Adjacent to the kitchen, the extended dining room provides an excellent space for entertaining or family meals.

Upstairs, the first floor offers three well-appointed bedrooms. The back bedroom features fitted sliding wardrobes with ample storage, dimmable lighting, LED illumination under the overbed storage, and USB charging points. The front bedroom includes bespoke Strachan fitted wardrobes, overbed storage, and bedside drawers, while the third bedroom is ideal as a guest room or home office.

The luxury bathroom is a standout feature, fully tiled and equipped with a walk-in shower, a double-ended bath, a comfort-height toilet, and a sink with drawers. Additional touches include wall-mounted cupboards, illuminated display niches, underfloor heating, and a dual-fuel tall towel rail/radiator.

Outside, the property boasts gardens to the front and rear, providing excellent outdoor space for relaxation or gardening enthusiasts. The large garage, located to the rear, includes an electric remote-controlled door, a newly replaced roof, side door and window, and under-garage storage. There is parking for one car behind the garage and space for two cars on the driveway.

This well-maintained home has been thoughtfully updated, with a new boiler and radiators installed in 2022, windows replaced in stages between 2019 and 2022, and a full re-roof in 2019. Conveniently located near local amenities and schools, this property is ready to welcome its next owners.

Features

- FAR REACHING VIEWS • HIGH SPECIFICATION 1930s SEMI • GARAGE TO REAR • CLOSE TO SCHOOLS AND AMENITIES • EXTENDED TO REAR • IDEAL FAMILY HOME • MODERN HOUSE BATHROOM • HUNTERS 360 TOUR • CLOSE TO SHOPS AND TRAIN STATION • CUL DE SAC TO REAR