

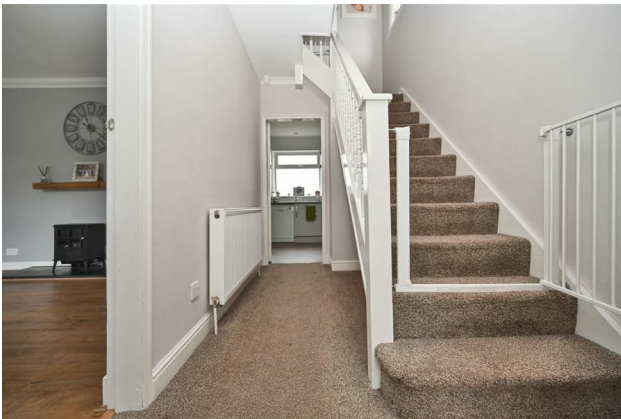
# HUNTERS®

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**15 Second Avenue, Rawdon, Leeds, LS19 6NH**

**Asking Price £325,000**

**Property Images**





## Property Images



# HUNTERS<sup>®</sup>

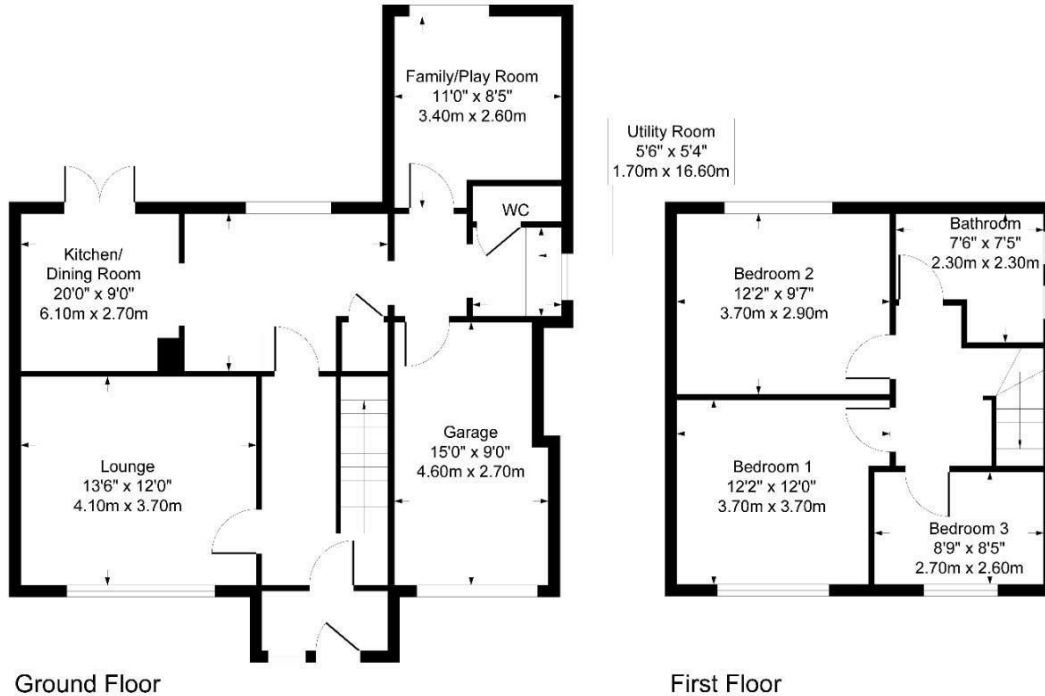
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Property Images

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Approximate Gross Internal Area  
1179 sq ft - 110 sq m

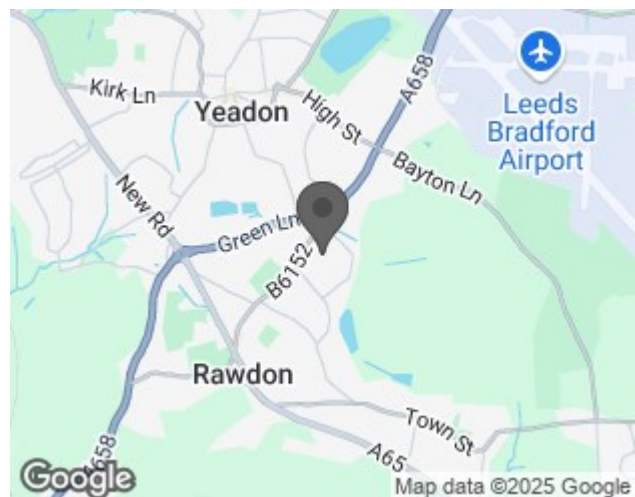


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

### Extended Family Home in a Peaceful Rawdon Village Cul-De-Sac

This traditional, extended semi-detached property offers an ideal family home in a peaceful cul-de-sac within the charming village of Rawdon. Boasting generous living space, this versatile home is perfect for modern family life, featuring three or four bedrooms, depending on your needs, alongside spacious reception areas and excellent gardens.

Situated close to outstanding schools for all age groups, the location is ideal for families. Commuting is straightforward with excellent transport links, including easy access to Leeds, Bradford, and Harrogate via the nearby A65, B6152, and A658 roads. The Apperley Bridge train station, a short distance away, offers a convenient 10-minute journey into Leeds city centre and connections beyond.

The property is well-maintained and ready to move into, benefiting from gas central heating powered by a combi boiler and uPVC double glazing throughout. The accommodation briefly comprises:

On the ground floor, there is an entrance porch leading to a welcoming hallway, a bright lounge, a family-friendly dining kitchen, a utility room, and a guest cloakroom/WC. A versatile family room, which can also be used as a fourth bedroom, and an integral garage complete the ground floor.

Upstairs, there are three spacious bedrooms, including a master bedroom with access to an occasional loft room with a Velux window. A modern family bathroom completes the first floor.

The exterior offers a smart, low-maintenance front garden with off-street parking in front of the garage. The rear garden is fully enclosed, ideal for families, and accessible from the front.

Rawdon village provides excellent local amenities, including shops, pubs, and restaurants. The nearby villages of Horsforth and Yeadon offer additional conveniences, while Leeds-Bradford Airport is just a short drive away, perfect for frequent travellers.

## Features

- EXTENDED FAMILY HOME • POPULAR RAWDON CUL DE SAC • CLOSE TO SCHOOLS AND AMENITIES • INTEGRAL GARAGE, UTILITY AND GUEST WC • THREE RECEPTION ROOMS • USEFUL LOFT • LARGE GARDEN TO REAR • HUNTERS 360 TOUR • RECENTLY FITTED KITCHEN • SCOPE TO EXTEND FURTHER