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8 Belmont Grove, Rawdon, Leeds, LS19 6AL

Guide Price £375,000

Property Images



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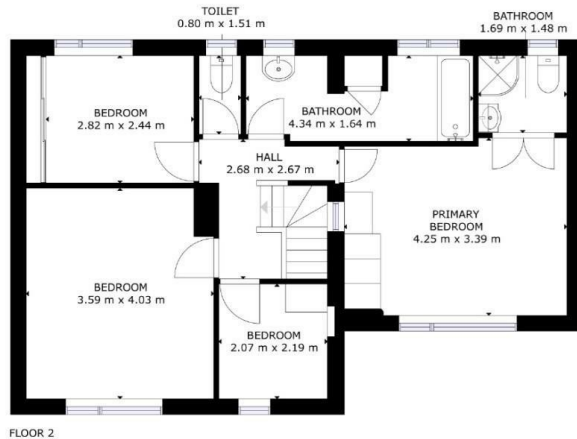
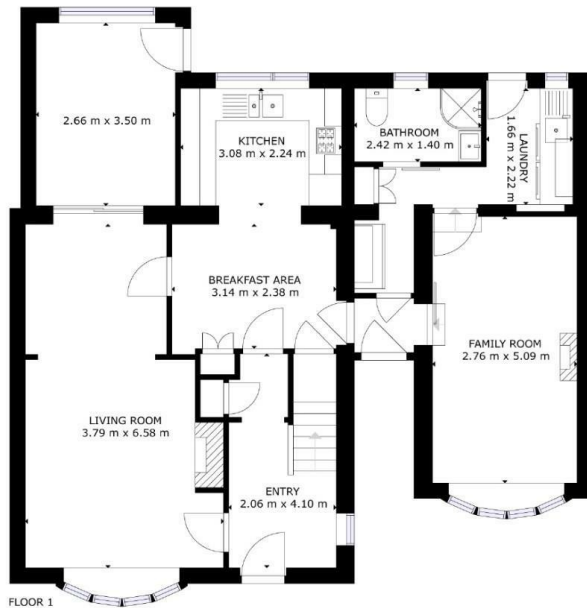
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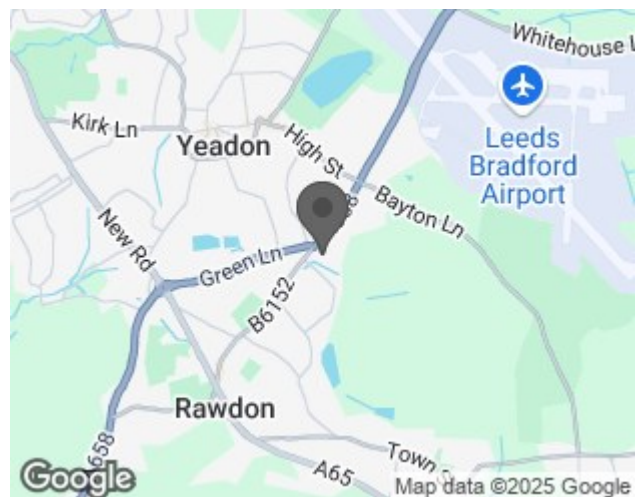
GROSS INTERNAL AREA
FLOOR 1: 89 m², FLOOR 2: 61 m²



EPC

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 68 | 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: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Situated on one of Rawdon's most desirable streets, this cherished family home occupies an exceptionally large plot and offers an exciting opportunity for its next owner to create something truly special.

The well-proportioned accommodation briefly comprises an inviting entrance hallway, a spacious lounge, and a conservatory with delightful views over the rear garden. The kitchen, featuring an open-plan dining area, is perfect for family gatherings, while the cosy sitting room, utility room, and guest WC provide added convenience.

Upstairs, the property boasts a generously sized master bedroom with an en-suite, three additional bedrooms, and a large family bathroom. Each room is bright and versatile, offering ample space for a growing family or those working from home.

Externally, the property benefits from a well-maintained front garden and off-street parking leading to an attached single garage. The rear garden is a particular highlight – an expansive and private outdoor space featuring a patio area, perfect for al fresco dining, and a large lawn bordered by mature trees and hedges. This tranquil setting offers both privacy and plenty of room for children to play or for keen gardeners to enjoy.

Conveniently located, the property is within easy reach of local shops, schools, and amenities, making it an ideal choice for families or professionals alike.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial property with immense potential in such a sought-after location.

Features

- SUBSTANTIAL PLOT • MUCH LOVED FAMILY HOME • MASTER SUITE • NO ONWARD CHAIN • THREE RECEPTION ROOMS • GARAGE AND DRIVEWAY • CLOSE TO SCHOOLS AND AMENITIES • UTILITY ROOM AND GUEST WC