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Ashdale Layton Avenue, Rawdon, Leeds, LS19 6QQ

Asking Price £800,000

Property Images



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GROSS INTERNAL AREA
FLOOR 1: 73 m², FLOOR 2: 99 m²
TOTAL: 172 m²

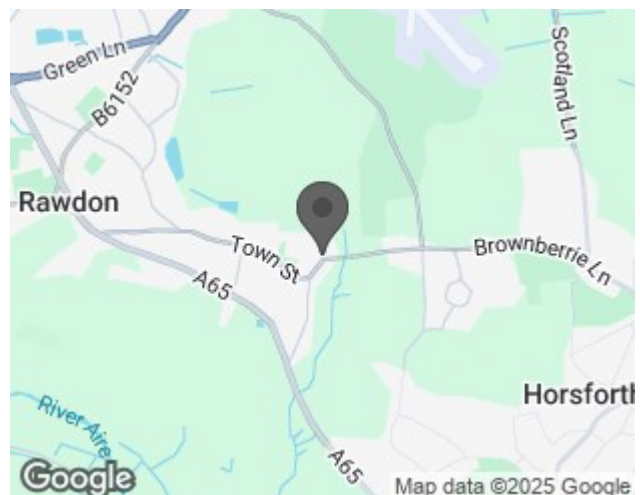
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	82
(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 - Detached Beds: 5 Bathrooms: 2 Receptions: 3
Tenure: Freehold

Nestled down a private drive off one of the most sought-after streets in Rawdon, this much-loved detached family home sits on an extensive plot and offers an incredible opportunity for those seeking a forever home. With significant potential to extend and redevelop, the property is certain to attract considerable interest from discerning buyers.

The accommodation is both spacious and well-balanced, providing a wonderful blend of formal and informal living spaces. Upon entering, the hallway leads to a generously proportioned dual-aspect lounge, which benefits from an abundance of natural light and a welcoming atmosphere. Adjacent to this is the formal dining room, an ideal space for entertaining guests or enjoying family meals. The breakfast kitchen offers ample storage and workspace, making it the heart of the home, while the separate study provides a quiet retreat for those who work from home.

To the first floor, the master suite is a true sanctuary, complete with a spacious ensuite bathroom. Four further double bedrooms provide ample accommodation for family members or guests, all of which are served by a well-appointed house bathroom with separate WC. The layout offers both comfort and functionality, with the potential for reconfiguration or extension to suit the needs of the new owner.

Externally, the property continues to impress. The integral double garage provides secure parking and storage, while the large driveway at the front of the property offers off-street parking for multiple vehicles. However, it is the rear garden that truly sets this home apart. A breathtaking, extensive lawned garden is complemented by a patio area, planted borders, mature trees, and hedged boundaries, all of which create a sense of tranquillity and privacy rarely found in such a desirable location.

Despite its secluded and peaceful setting with delightful views over open fields, the property remains conveniently located for all essential amenities. The vibrant area of Horsforth is within easy reach, offering a range of shops, cafes, and restaurants. Excellent transport links are available, including a nearby train station providing direct access to Leeds and beyond. The property is also ideally positioned for families, with several highly regarded primary and secondary schools in close proximity.

This is a rare opportunity to acquire a property of such calibre in a prestigious location, offering both an idyllic lifestyle and the potential to create a truly bespoke forever home. Early viewing is highly recommended to appreciate everything this exceptional home has to offer.

Features

• EXTREMELY SOUGHT AFTER LOCATION • VERY LARGE PLOT • PRIVATE DRIVE OFF OF LAYTON AVENUE • SCOPE TO EXTEND AND REDEVELOP - SUBJECT TO PLANNING • RURAL VIEWS • LARGE MASTER SUITE • CLOSE TO HIGHLY REGARDED SCHOOLS AND AMENITIES • MUCH LOVED FAMILY HOME READY FOR A NEW CHAPTER • TWO RECEPTION ROOMS • PARKING FOR SEVERAL CARS AND DOUBLE GARAGE