

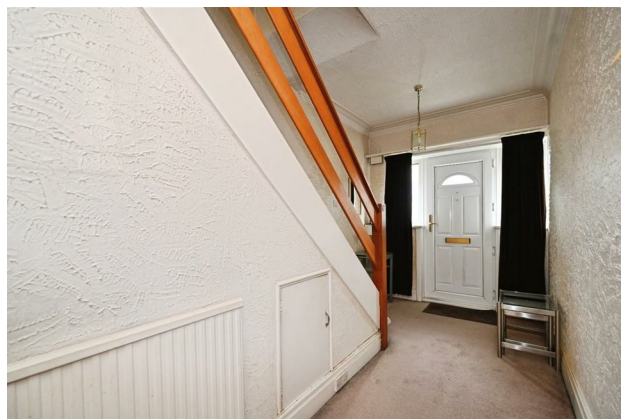
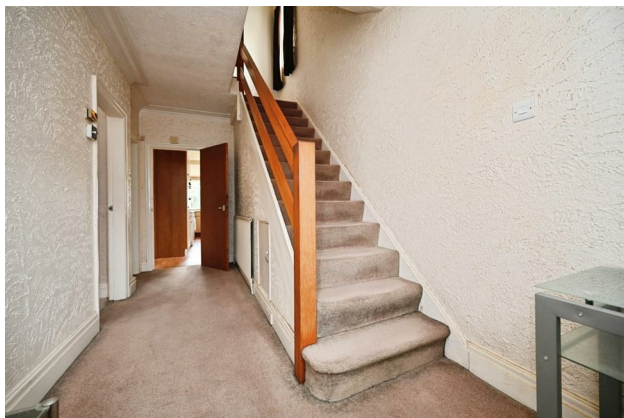
# HUNTERS®

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**43 Layton Lane, Rawdon, Leeds, LS19 6RQ**

**Asking Price £450,000**

**Property Images**

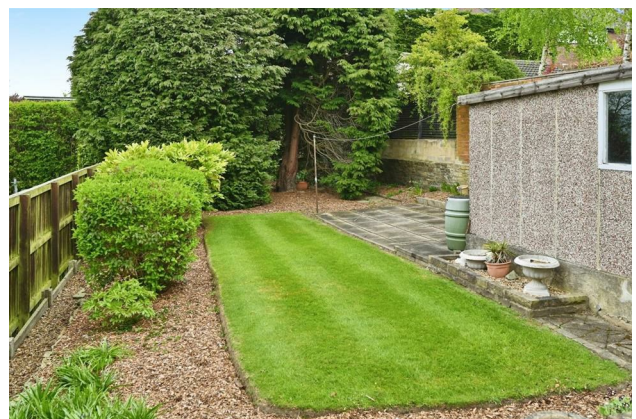
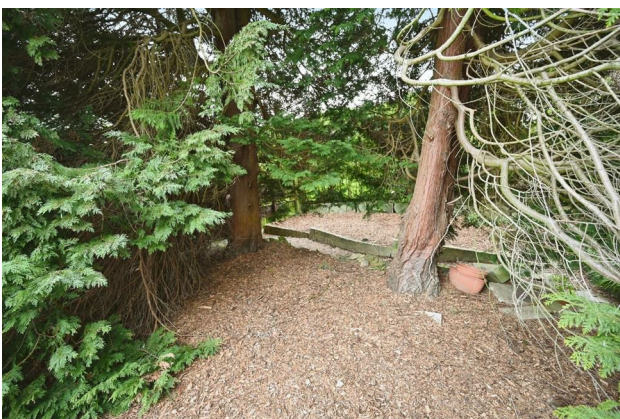




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## Property Images



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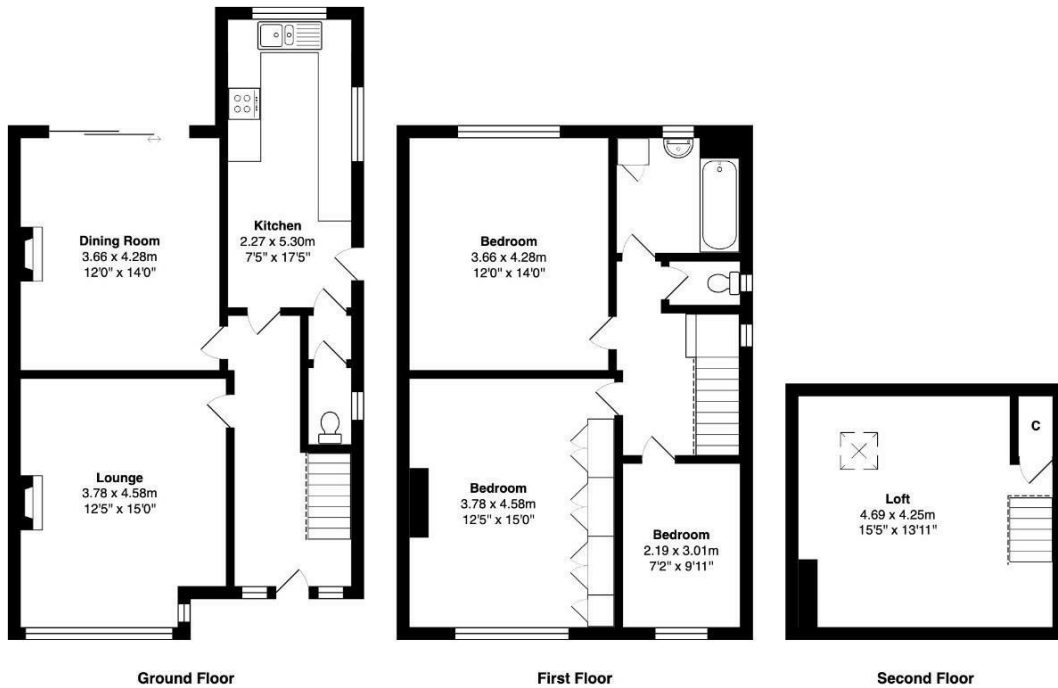
## Property Images





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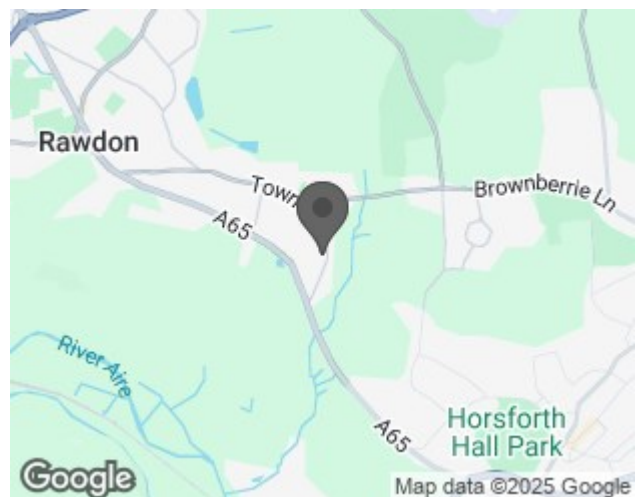
Total Area: 132.4 m² ... 1425 ft²

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Positioned in the prestigious and highly sought-after Layton area of Rawdon, this spacious and much-loved stone-built semi-detached home offers an excellent opportunity for buyers seeking character, charm, and future potential.

This larger-style property boasts well-proportioned accommodation throughout, with a number of attractive period features. It provides an exciting canvas for the successful purchaser to modernise and potentially extend, subject to the necessary planning permissions, to create a truly exceptional family home.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, a formal dining room, a generously sized breakfast kitchen, and a useful guest WC. To the first floor are three good-sized bedrooms, the main house bathroom, and a separate WC. In addition, the property benefits from a spacious loft which offers excellent scope for conversion, further enhancing the living space.

Externally, the home sits on a generous plot with well-maintained gardens to both the front and rear. These are mainly laid to lawn and complemented by mature planted borders, offering both privacy and a pleasant outdoor setting. A detached garage and private driveway provide off-street parking and further convenience.

The location is ideal for families and commuters alike, with excellent access to a range of amenities, highly regarded primary and secondary schools, and nearby transport links including a local train station offering regular services to surrounding towns and cities.

Rarely do properties of this size and potential in such a desirable area come to market. Early viewing is strongly recommended to appreciate everything this wonderful home has to offer.

## Features

- LARGER STYLE STONE SEMI • SCOPE TO EXTEND (SUBJECT TO PLANNING) • SCOPE FOR LOFT CONVERSION • LARGE GARDENS • NO ONWARD CHAIN • SOUGHT AFTER LOCATION • CLOSE TO SCHOOLS AND TRAIN STATION • SOME PERIOD FEATURES • GARAGE AND DRIVEWAY • HUNTERS 360 TOUR