

# HUNTERS®

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**24 Derby Road, Rawdon, Leeds, LS19 6JB**

**Offers In Excess Of £230,000**

**Property Images**

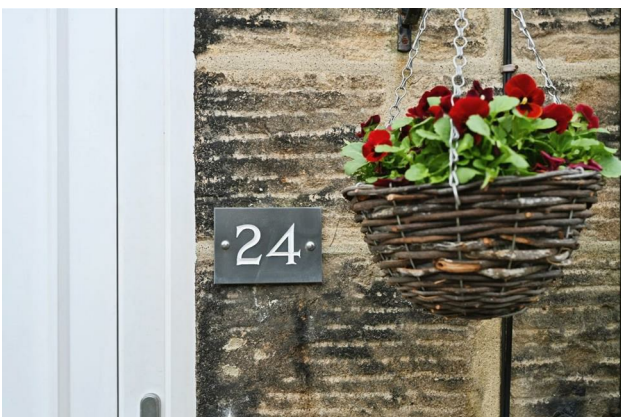




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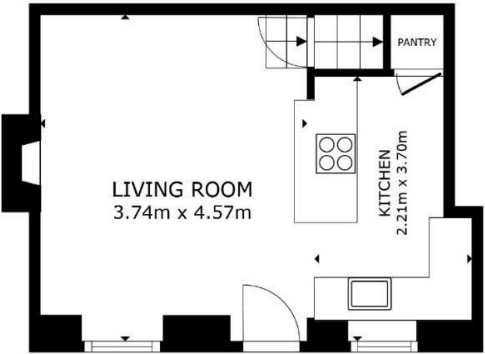
## Property Images



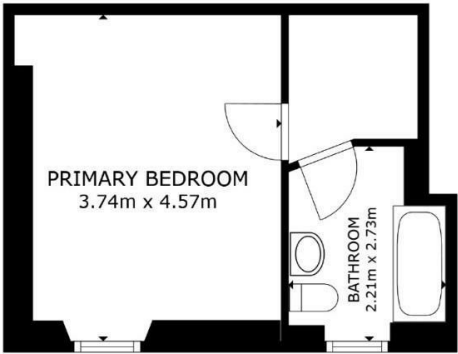
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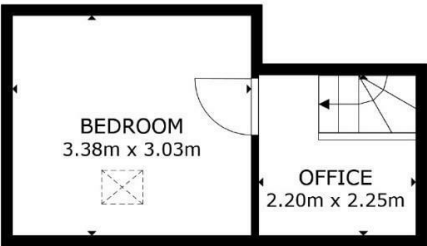
Property Images



FLOOR 1



FLOOR 2



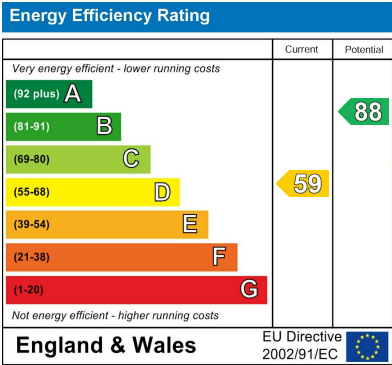
FLOOR 3

TWO ROOM  
CELLAR NOT  
SHOWN

GROSS INTERNAL AREA  
FLOOR 1 26.5 m<sup>2</sup> FLOOR 2 26.6 m<sup>2</sup> FLOOR 3 15.5 m<sup>2</sup>  
TOTAL : 68.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

### A Charming Stone-Built Back-to-Back Terrace in Prime Rawdon Location

This delightful, double-fronted stone terrace is set over three floors and enjoys a highly desirable setting in the heart of Rawdon. With excellent local amenities, parkland, and outstanding schools close by, the location also offers superb transport links to Horsforth, Guiseley, and Leeds city centre.

The property boasts off-street parking to the front, alongside a charming pebbled seating area – perfect for relaxing in the sunshine. Inside, the ground floor features a welcoming lounge with a characterful display fireplace and a timber lintel above. The open-plan kitchen is fully fitted, providing ample storage and a breakfast bar for informal dining. Stairs lead down to a cellar, offering excellent potential for conversion into a kitchen-diner or family room (subject to necessary permissions).

To the first floor is the spacious master bedroom, with high ceilings adding a sense of light and space. A luxuriously appointed bathroom offers a 'P' shaped bath with a thermostatic shower over. On the second floor, there is a useful study area, additional eaves storage, and a further generous double bedroom.

Rawdon is a picturesque and highly sought-after village, offering a wealth of local amenities including shops, cafés, a traditional public house, and excellent schools. Commuting is straightforward, with easy access to the A65, the A6120 Ring Road, and the nearby train stations at Apperley Bridge and Horsforth. Leeds-Bradford Airport is also just a short drive away. Nature lovers will enjoy the proximity of Rawdon Billing, a beautiful local spot perfect for walking and enjoying the outdoors.

This property offers an excellent opportunity to acquire a home in one of the area's most popular settings. Early viewing is highly recommended.

## Features

- CHARMING STONE TERRACE • SET OVER THREE FLOORS PLUS CELLAR • PERIOD FEATURES THROUGHOUT • CLOSE TO PARK, SHOPS AND AMENITIES • OFF-STREET PARKING • HIGH SPECIFICATION • TWO DOUBLE BEDROOMS PLUS STUDY AREA • HUNTERS 360 TOUR