

# HUNTERS®

HERE TO GET *you* THERE

**23 Greenacre Park Rise, Rawdon, Leeds, LS19 6RU**

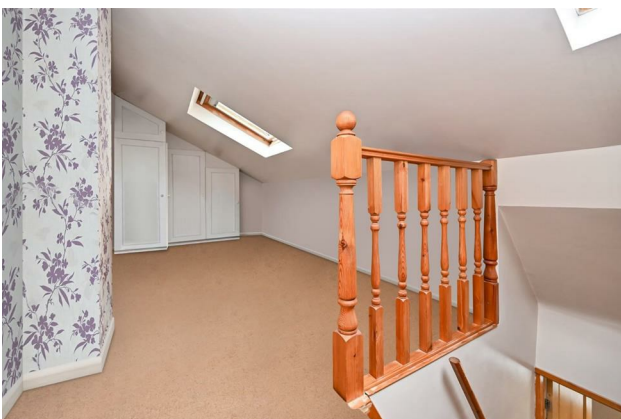
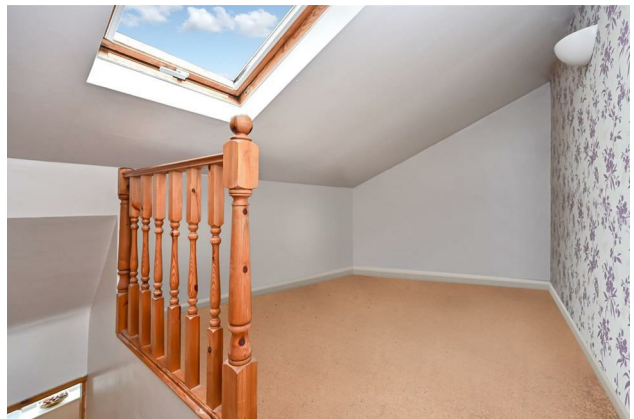
**Offers In Excess Of £300,000**

**Property Images**





## Property Images



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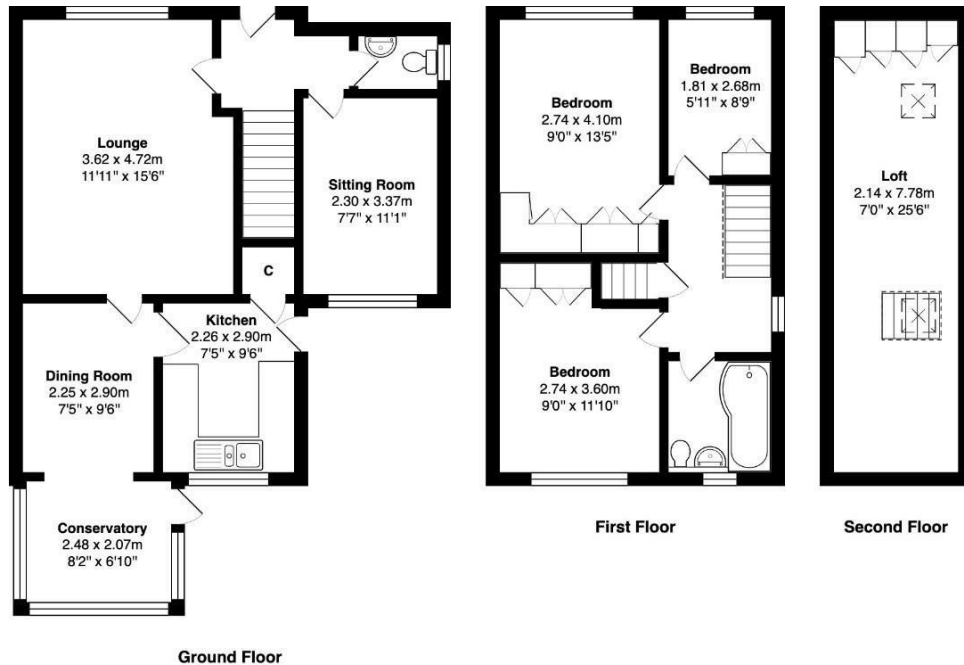
## Property Images





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Total Area: 105.8 m² ... 1139 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	79
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Situated in the highly desirable Greenacre Park area of Rawdon, this extended four-bedroom semi-detached home offers spacious and versatile accommodation ideal for family living. The property enjoys an elevated position, boasting attractive views to both the front and rear, and is offered to the market with no onward chain.

Upon entering, you are welcomed by a bright entrance hallway leading through to a generous lounge, perfect for relaxing or entertaining. The separate dining room flows beautifully into a conservatory extension, which overlooks the well-maintained rear garden and floods the space with natural light. The kitchen is well-equipped and practical, while an additional sitting room / fourth bedroom—offers flexibility to suit a range of lifestyles. A guest WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a modern house bathroom. A fixed staircase leads to a loft room, ideal for use as a home office, playroom, or occasional bedroom.

Externally, the home enjoys gardens to both the front and rear, with the rear garden offering a peaceful retreat, ideal for outdoor dining and family activities.

This appealing property is conveniently located close to local shops, well-regarded schools, and a range of amenities, making it an excellent choice for families or those looking to upsize. Early viewing is highly recommended.

## Features

- SOUGHT AFTER LOCATION • IDEAL FAMILY HOME • CLOSE TO SHOPS AND AMENITIES • UP TO FOUR BEDROOMS PLUS LOFT ROOM • GUEST WC • LANDSCAPED GARDENS • NO ONWARD CHAIN • SMARTLY PRESENTED • LOVELY VIEWS