

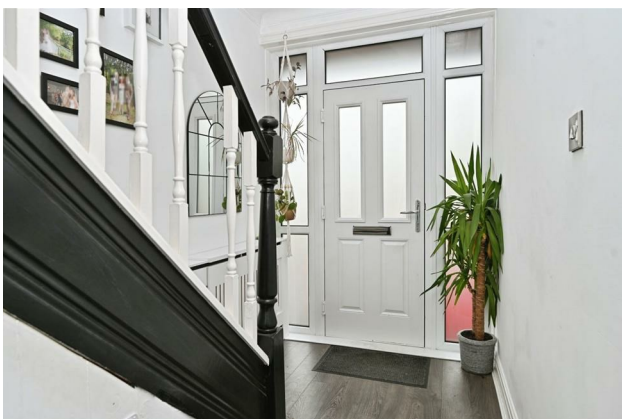
HUNTERS®

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2 First Avenue, Rawdon, Leeds, LS19 6NJ

Asking Price £310,000

Property Images



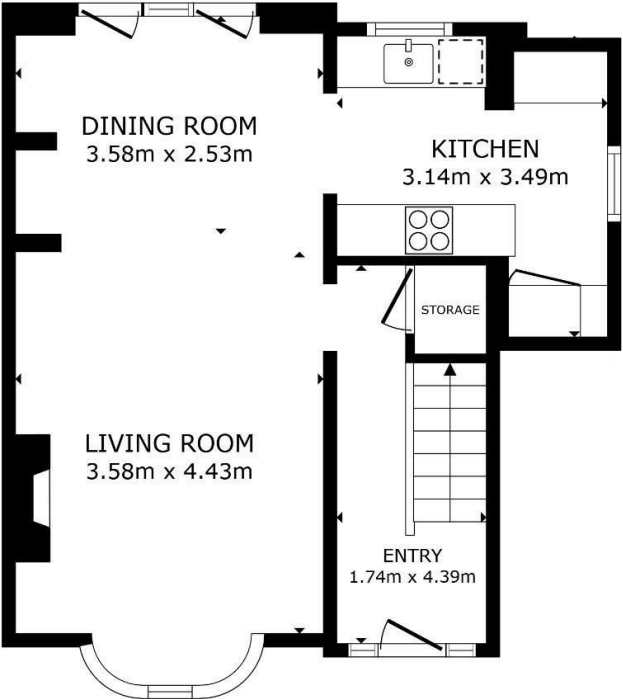
Property Images



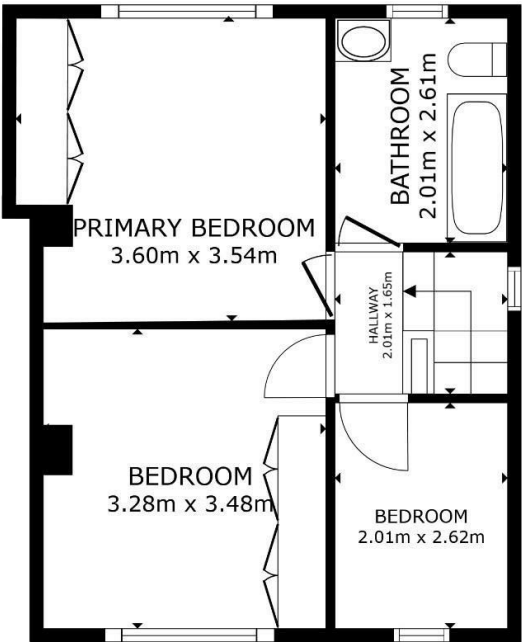
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Property Images



FLOOR 1

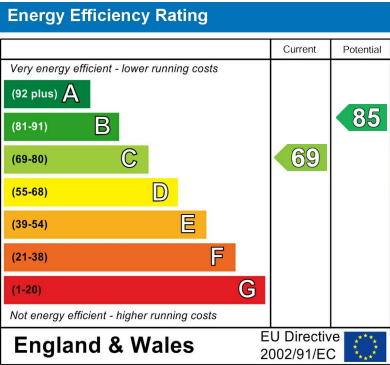


FLOOR 2

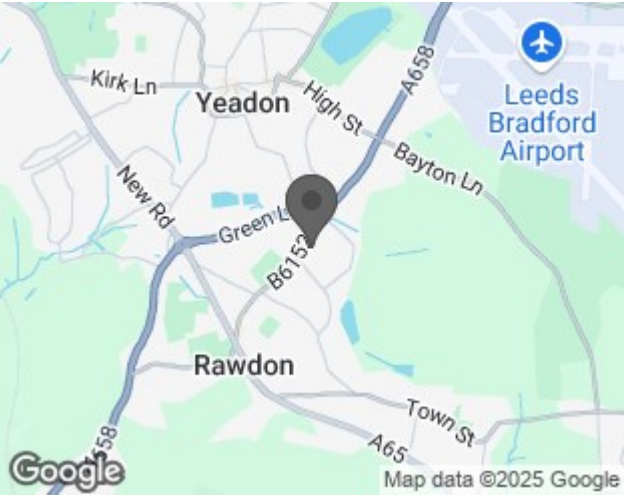
GROSS INTERNAL AREA
FLOOR 1 44.6 m² FLOOR 2 38.9 m²
TOTAL : 83.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC



Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

This beautifully presented part-stone semi-detached property offers a perfect blend of period charm and modern open-plan living. Having undergone an extensive refurbishment, the property is now ready for immediate occupation and would make a superb family home.

The accommodation briefly comprises a spacious lounge/dining area featuring a characterful log burner and bi-folding doors leading out to the rear garden, along with a contemporary fitted kitchen. To the first floor are two well-proportioned double bedrooms, a further good-sized single bedroom, and a stylish family bathroom.

Externally, the property benefits from a large driveway providing ample off-street parking, as well as attractive lawned gardens to the rear and side, offering excellent outdoor space.

Occupying a desirable position within the ever-popular village of Rawdon, the property is ideally located close to a range of local amenities, including shops, a Post Office, bakeries, and the highly regarded Emmott Arms public house. There are excellent schools for all ages nearby, making this an ideal location for families. The neighbouring areas of Horsforth and Yeadon offer an even wider selection of shopping, dining, and leisure facilities.

Transport links are excellent, with easy access to the A65, Leeds Outer Ring Road, and Leeds Bradford Airport. Apperley Bridge, Horsforth, and Guiseley railway stations provide direct services to Leeds, Bradford, and beyond, making this an ideal choice for commuters.

An internal inspection is highly recommended to fully appreciate the quality and space on offer. Early viewing is advised to avoid disappointment.

Features

- ATTRACTIVE PART STONE SEMI • GARDENS TO REAR AND SIDE • OPEN PLAN LIVING SPACES WITH BI FOLD DOORS • EXTENDED TO SIDE • CUL DE SAC POSITION • HUNTERS 360 TOUR • OFF-STREET PARKING • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • IDEAL FAMILY HOME