

# HUNTERS®

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**44 Larkfield Avenue, Rawdon, Leeds, LS19 6EN**

**Asking Price £270,000**

**Property Images**





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## Property Images



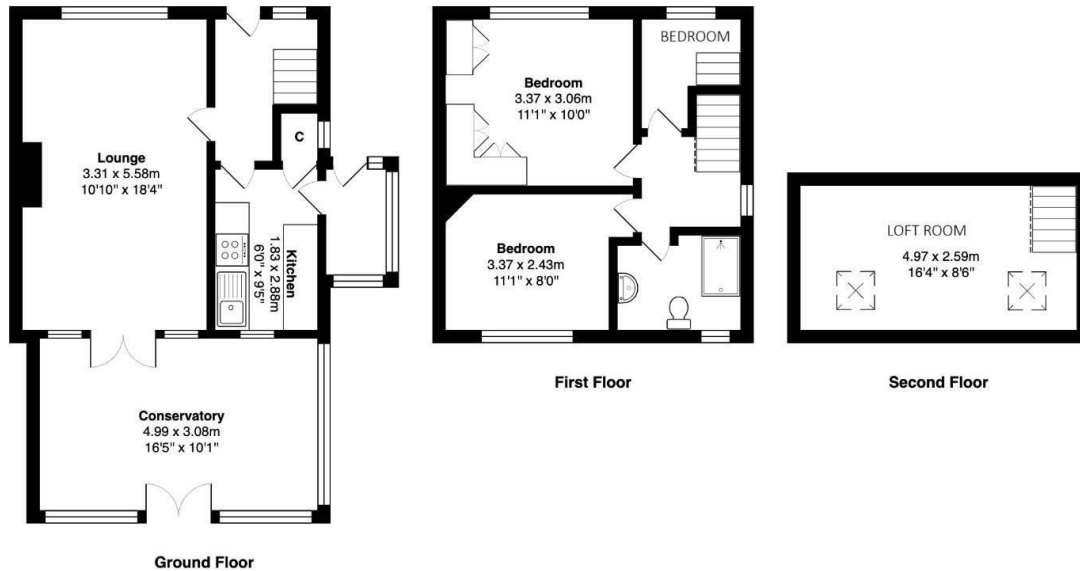
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Total Area: 90.5 m<sup>2</sup> ... 974 ft<sup>2</sup>

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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</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		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

Offered to the market with no onward chain, this attractive 1930s semi-detached home is currently in need of modernisation, but full of potential and occupies a generous plot with a large rear garden and far-reaching views. Situated on a highly sought-after cul-de-sac, the property provides an excellent development opportunity for the successful purchaser to upgrade, extend and/or reconfigure to suit their individual tastes and requirements (subject to necessary consents).

The accommodation has lots of potential to make a lovely family home but needs upgrading to suit modern living. It currently comprises an entrance hall, an open-plan lounge and dining room, a fitted kitchen, side porch and a large sun room extension overlooking the garden, with a stunning view. The house needs work but offers a great opportunity to create a modern family living space to suit the buyer's needs.

To the first floor, there are two well-proportioned bedrooms, a house bathroom, and a third room which could serve as a study or nursery. This room also features fixed stairs leading to a converted loft space, offering additional flexible use as a hobby room, home office or occasional bedroom.

Externally, the property enjoys a lawned garden to the front, a shared driveway to the side providing off-street parking, and a particularly generous rear garden, predominantly laid to lawn with established planting/borders – perfect for families, entertaining, or future development potential.

Located in a quiet, popular and convenient part of Rawdon, the property is well placed for easy access to a range of local amenities, including shops, reputable schools, parks and excellent transport links.

This is a rare opportunity to acquire a home with such scope in a prime residential location. Early viewing is strongly recommended to appreciate the full potential/charm of this property.

## Features

- SOUGHT AFTER LOCATION ON A QUIET CUL-DE-SAC • DEVELOPMENT OPPORTUNITY – LOTS OF SCOPE TO EXTEND AND UPGRADE - STP • LARGE GARDEN • FAR REACHING VIEWS ACROSS THE VALLEY • NO ONWARD CHAIN • SUN ROOM EXTENSION AND LOFT ROOM • CLOSE TO SCHOOLS AND AMENITIES