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44 Larkfield Avenue, Rawdon, Leeds, LS19 6EN

Asking Price £250,000

Property Images



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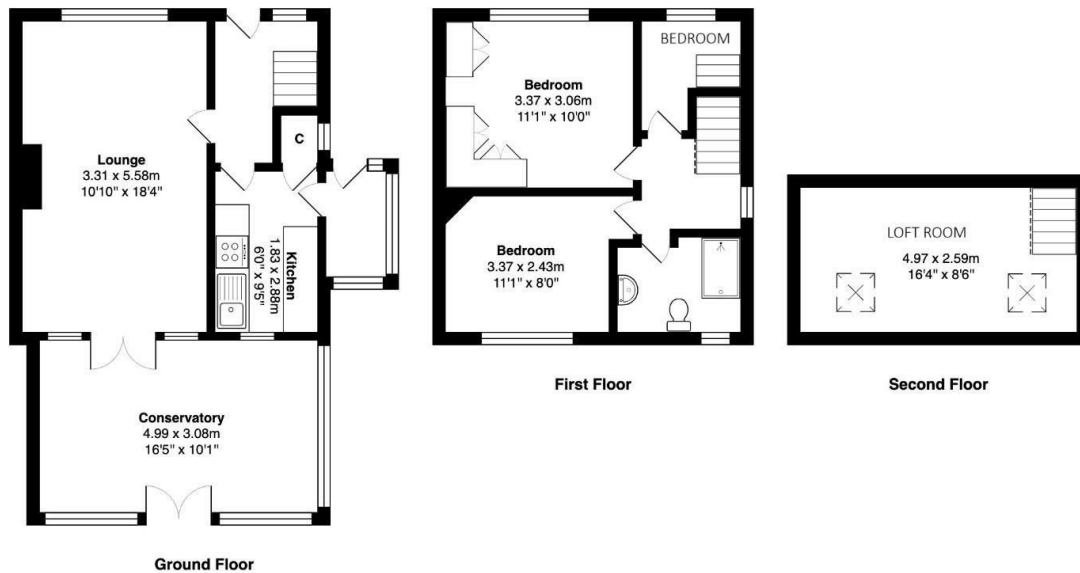
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Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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