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16 Larkfield Avenue, Rawdon, Leeds, LS19 6EN

Asking Price £230,000

Property Images



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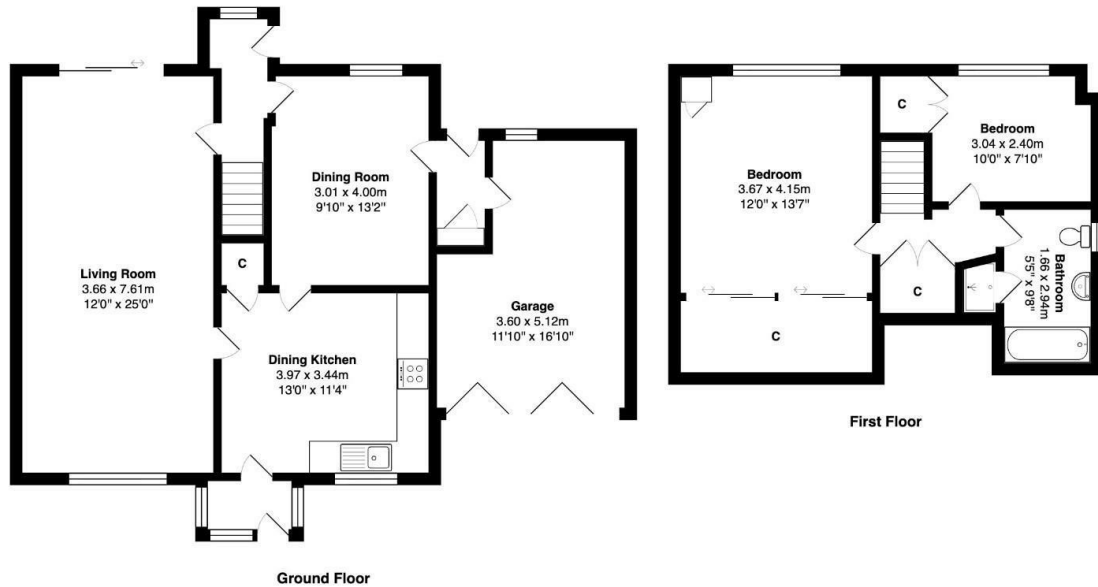
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Total Area: 122.8 m² ... 1322 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Nestled at the head of a highly sought-after cul-de-sac, this three-bedroom semi-detached home enjoys a slightly elevated position, offering far-reaching views across the surrounding area. While the property would benefit from some updating in parts, it already boasts a stunning dining kitchen and presents an excellent opportunity for buyers seeking a home with potential in a desirable location.

The accommodation begins with an entrance porch, leading into a spacious dual-aspect living and dining room, filled with natural light and ideal for family living. A versatile second reception room, currently used as a dining room, could equally serve as a third bedroom if required. To the rear, there is a further porch providing access to the garden and the integral garage, which offers both parking and useful storage.

To the first floor, the property provides two well-proportioned bedrooms, both benefitting from access to handy eaves storage cupboards. The main house bathroom is also situated on this level, completing the living accommodation.

Externally, the property features a front garden which enhances its kerb appeal, while the rear offers low-maintenance gardens designed for ease of upkeep. Rear vehicular access leads to a parking area in front of the garage, providing convenient off-road parking.

Perfectly positioned close to local shops, schools, and everyday amenities, the property combines convenience with a peaceful setting. With its enviable location, superb outlook, and scope for further modernisation, this home represents a fantastic opportunity for a wide variety of purchasers.

The property is offered to the market with no onward chain, ensuring a smooth and straightforward transaction for its next owners.

Features

- LOVELY VIEWS • GARAGE AND DRIVEWAY • MODERN DINING KITCHEN • IN NEED OF UPDATING IN AREAS • NO ONWARD CHAIN • CLOSE TO SCHOOLS AND AMENITIES • IDEAL FAMILY HOME • GARDENS TO FRONT AND REAR