

HUNTERS®

HERE TO GET *you* THERE

7 Billing Court, Rawdon, Leeds, LS19 6PS

Guide Price £450,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images

HUNTERS®

HERE TO GET *you* THERE



Total Area: 132.7 m² ... 1429 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		
(55-68) D	61	76
(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: 1 Tenure: Freehold

Summary

Nestled on an exceptionally generous plot, this extended semi-detached home presents an outstanding opportunity for buyers seeking a property with immense potential for development, refurbishment or further extension. Already benefitting from a sizeable footprint, the house offers the successful purchaser the scope to modernise and adapt to their own tastes and requirements.

The ground floor accommodation begins with an entrance vestibule leading into a comfortable lounge, a bright and spacious extended dining room, and a further extended kitchen providing ample space for family living. A convenient guest WC completes the ground floor. To the first floor are three well-proportioned bedrooms alongside the house bathroom, making this an ideal layout for families.

Externally, the property continues to impress. To the front there is a garden with off-street parking, whilst to the rear and side lies a particularly large garden, offering tremendous scope for further extension or landscaping. A double detached garage provides excellent storage or secure parking, adding further appeal.

The location is equally desirable, being situated close to the much-loved Rawdon Billing with its scenic walks, while also benefitting from a wide range of local amenities and highly regarded schools. This balance of green space and convenience makes the setting especially attractive to families and professionals alike.

Offered to the market with no onward chain, this property represents a rare opportunity to acquire a home with such vast potential in a highly sought-after location. Early viewing is strongly recommended to appreciate the scale of the plot and the possibilities it offers.

Features

- DEVELOPMENT OPPORTUNITY • DOUBLE GARAGE • VERY LARGE PLOT • SOUGHT AFTER CUL DE SAC • CLOSE TO RAWDON BILLING • NO ONWARD CHAIN • MUCH LOVED FAMILY HOME • EXTENDED TO REAR