

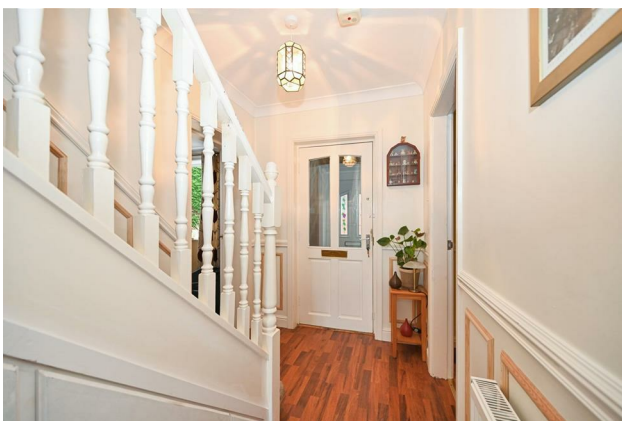
# HUNTERS®

HERE TO GET *you* THERE

76 Markham Avenue, Rawdon, Leeds, LS19 6NF

Offers In Excess Of £375,000

Property Images



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## Property Images



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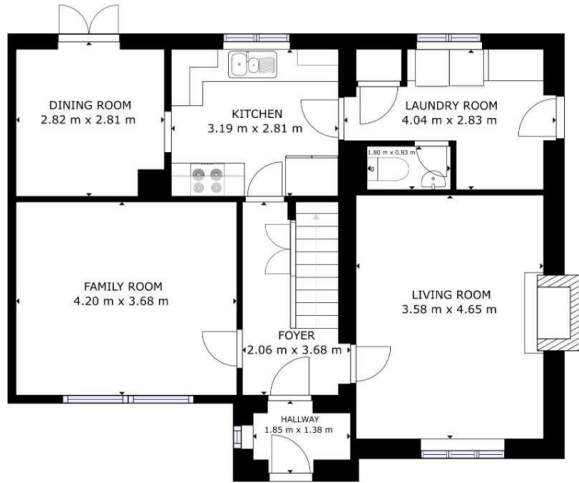
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## Property Images

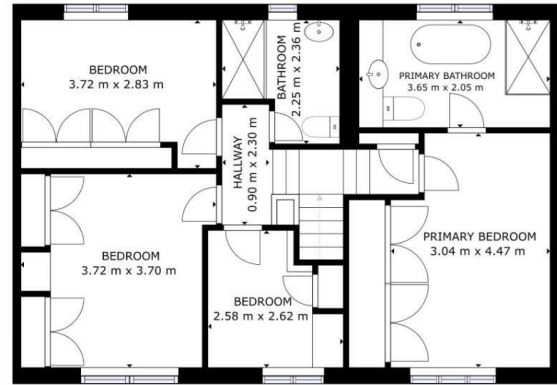


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FLOOR 1



FLOOR 2

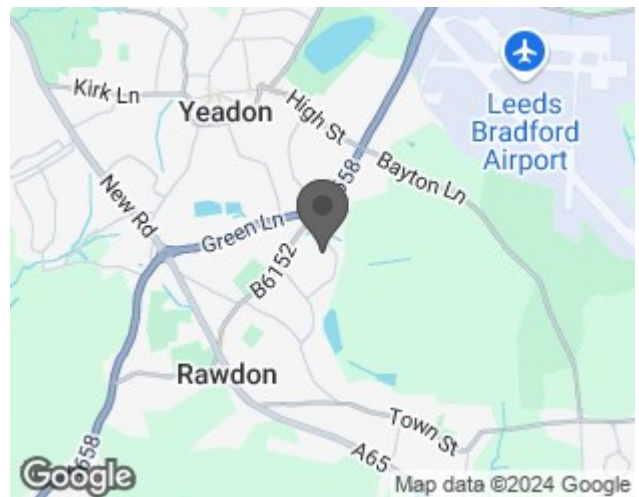
GROSS INTERNAL AREA  
 FLOOR 1: 76.32 m<sup>2</sup>, FLOOR 2: 69.67 m<sup>2</sup>  
 TOTAL: 145.99 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	84

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This charming family home offers spacious and versatile accommodation, beginning with an inviting entrance porch that leads into a welcoming main hallway. The ground floor features a bright and airy lounge, perfect for relaxation, and a separate sitting room that provides additional living space for the whole family. The heart of the home is the well-appointed kitchen, seamlessly connected to a dining room, which is bathed in natural light and features French doors that open onto a delightful decked terrace, ideal for alfresco dining and entertaining. A utility room offers practical storage solutions, while a conveniently located guest WC completes the ground floor layout.

Upstairs, the first floor hosts a generously sized master bedroom with an ensuite bathroom, providing a private retreat for the homeowners. Three additional bedrooms offer ample space for family, guests, or a home office. The main house bathroom serves the additional bedrooms and is tastefully finished, offering both comfort and style.

Externally, the property is surrounded by beautifully maintained gardens, including a front garden with a large summer house, perfect for enjoying the warmer months. The rear garden is a private haven with a decked terrace and secure fenced boundaries, providing an ideal space for outdoor relaxation. There is also a side garden and a dedicated parking area, ensuring convenience for multiple vehicles.

This well-positioned property benefits from easy access to a wide range of local amenities, highly regarded schools, and picturesque rural walks, including the scenic trails around Rawdon Billing and Larkfield Dam, making it an ideal home for families seeking both comfort and convenience.

## Features

- SUBSTANTIAL FAMILY HOME • MASTER SUITE • THREE RECEPTION ROOMS • LARGE SUMMER HOUSE • CLOSE TO SCHOOLS AND AMENITIES • UTILITY ROOM AND GUEST WC • OFF STREET PARKING • HUNTERS 360 TOUR • COMPLETE CHAIN