



RESIDENTIAL



52 Layton Park Drive, Rawdon, Leeds, LS19 6PH

£475,000

- Beautifully presented five bedroom detached family home
- Spacious living room with floor-to-ceiling windows and wood-burning fireplace
- Triple glazing throughout
- Bright, well-appointed kitchen with breakfast bar and separate dining room
- Newly fitted modern family bathroom
- Driveway, integral garage and fully enclosed rear garden

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Beautifully Presented Five Bedroom Detached Home in Sought-After Rawdon Location

Situated on the ever-popular Layton Park Drive in Rawdon, this beautifully presented five bedroom detached property offers spacious and versatile accommodation, ideal for growing families.

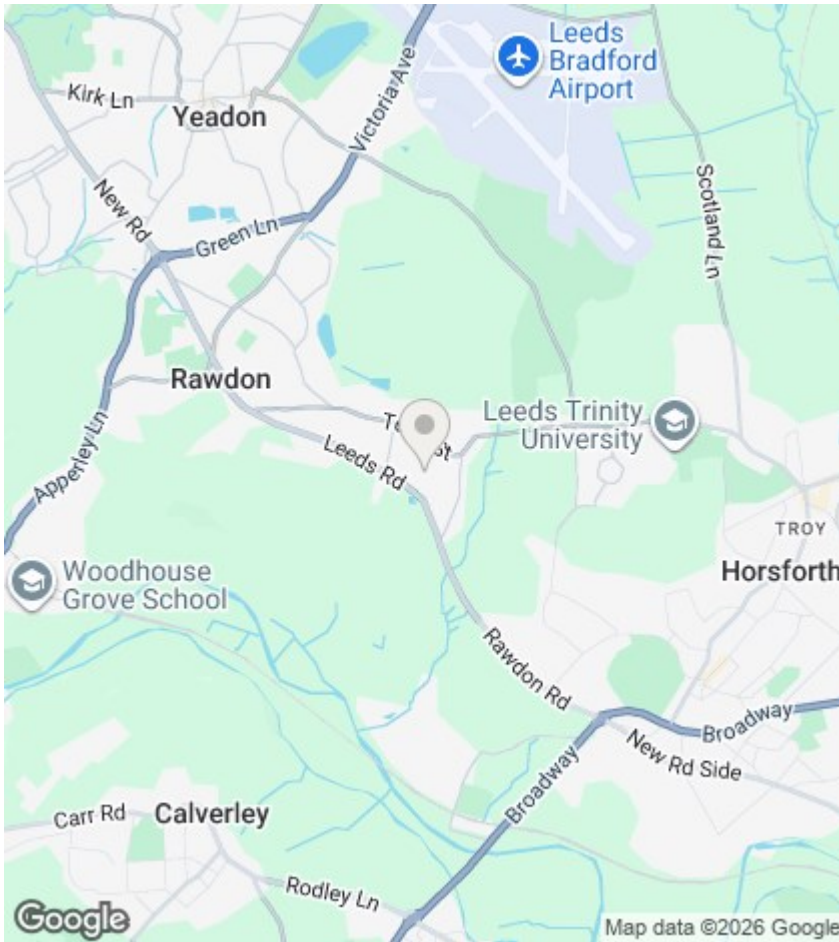
The property benefits from a driveway providing off-street parking, a well-maintained front garden, and an integral single garage.

Upon entering, you are welcomed by a spacious and light-filled hallway, setting the tone for the rest of this airy home. To the front of the property is a generous living room, featuring impressive floor-to-ceiling windows that flood the space with natural light. A stunning wood-burning fireplace with a stone hearth and surround creates a charming focal point, perfect for cosy evenings.



Council Tax Band:





Directions

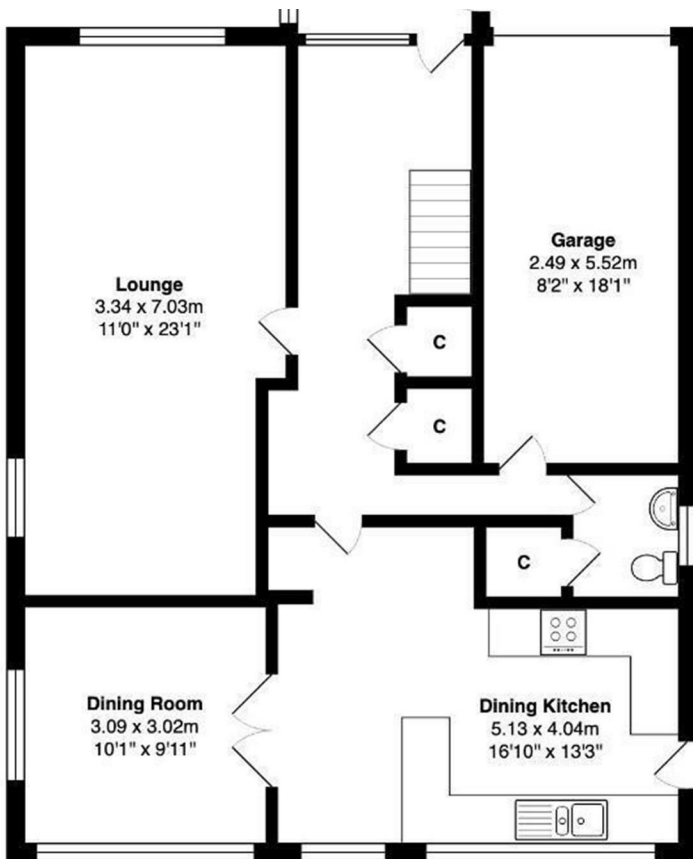
Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

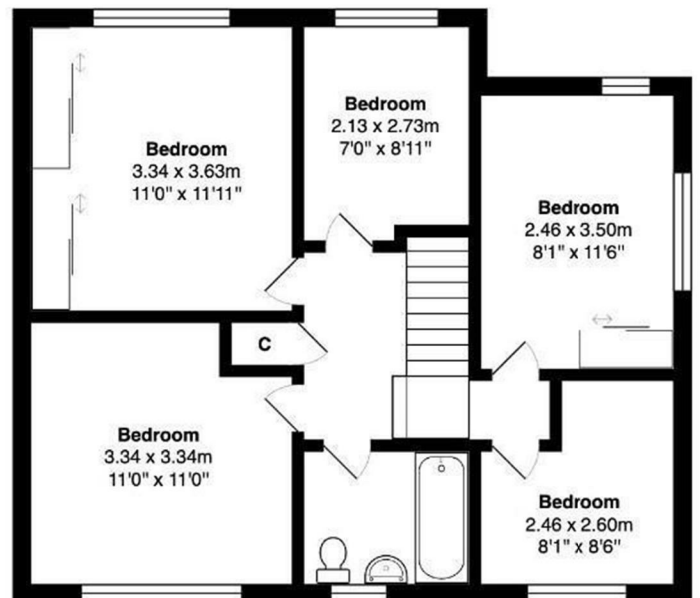
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor