

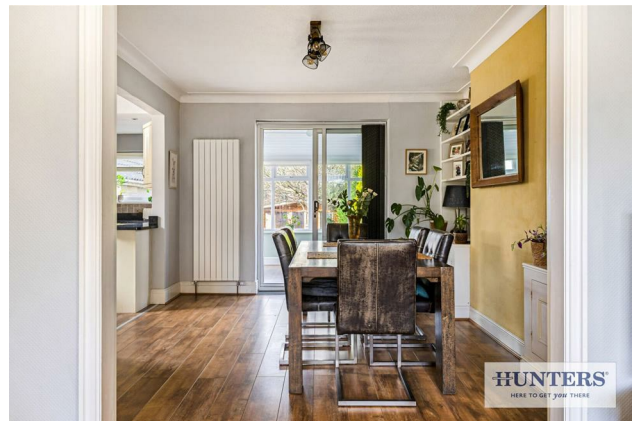
# HUNTERS®

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5 Layton Lane, Rawdon, Leeds, LS19 6RQ

Asking Price £465,000

Property Images



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Approximate Floor Area = 114.1 sq m / 1228 sq ft  
 Outbuildings = 25.0 sq m / 269 sq ft (Including Garage)  
 Total= 139.1 sq m / 1497 sq ft

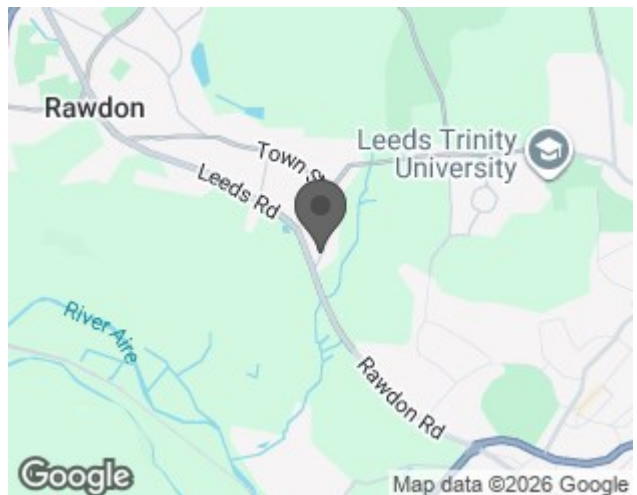


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103526

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the highly sought-after Layton Lane area of Rawdon, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of family life.

Upon entering, you will be greeted by two inviting reception rooms that offer ample space for relaxation and entertaining. The open-plan living areas create a seamless flow throughout the home, making it perfect for both everyday living and special occasions. The high specification finishes throughout the property ensure a contemporary feel, combining style with functionality. A guest WC completes the ground floor and the property benefits from underfloor heating in the conservatory.

The house features a fabulous house bathroom, providing convenience for busy mornings and accommodating guests with ease. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere.

Located close to highly regarded schools, a variety of amenities, and a train station, this property is ideally situated for families and commuters alike. The surrounding area offers a blend of tranquillity and accessibility, making it a perfect place to call home.

In summary, this semi-detached house on Layton Lane is an ideal family home that combines modern living with a prime location. With its spacious interiors and proximity to essential services, it is a property not to be missed.

## Features

- 3 spacious bedrooms
- Large loft space
- Open plan living spaces
- High specification finishes
- Sought after Layton Lane
- Close to top schools
- Near train station
- Ideal family home
- Semi-detached house
- 2 reception rooms