Ornella's Estates

PROUDLY INDEPENDENT



# 19 Larkfield Avenue

Rawdon, Leeds, LS19 6EN

Price £330,000

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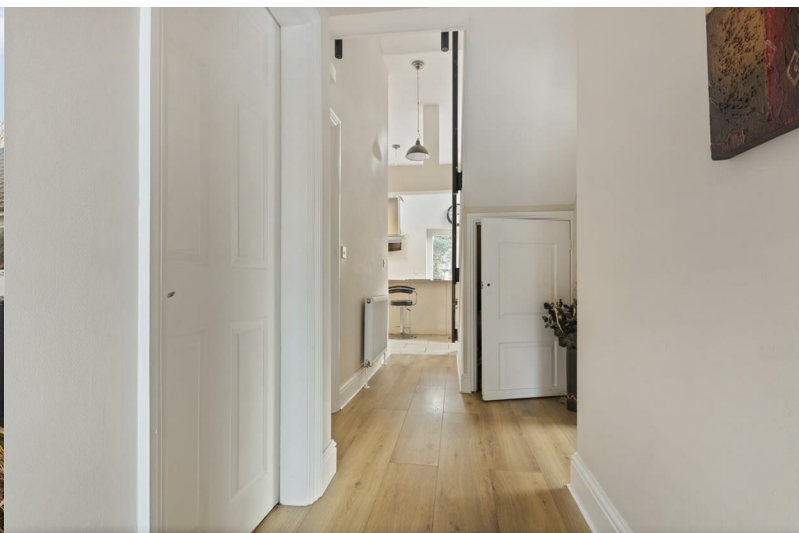

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### INTRODUCTION

Welcome to an exceptional semi-detached bungalow tucked away in a peaceful and highly sought-after cul-de-sac—an absolute hidden gem. With picturesque views and an immaculate interior, this home offers the rare opportunity to simply unpack and begin enjoying life from day one. The current owners have poured love and care into every corner, creating a sanctuary that feels both stylish and deeply welcoming.

From the moment you step inside, you're greeted by an impressive sense of space, enhanced by an abundance of natural light that flows effortlessly throughout. The heart of the home begins with a generous entrance hallway leading into a beautifully presented family lounge—perfect for relaxing evenings or gatherings with loved ones.

The ground floor offers two spacious double bedrooms, each thoughtfully designed for comfort and tranquillity, along with a breathtaking house bathroom finished to an exceptional standard. The contemporary dining kitchen is a true showstopper, expertly fitted with modern units and integrated appliances, offering the ideal setting for cooking, dining, and entertaining.

Upstairs, the first floor reveals an additional double bedroom—versatile and serene—ideal as a luxurious guest room, home office, or quiet retreat.

Externally, this property continues to impress. A lengthy driveway provides ample off-street parking, complemented by a charming front garden that enhances the home's welcoming kerb appeal. To the rear, you'll discover a private, beautifully landscaped garden—a stunning haven featuring a paved patio perfect for alfresco dining, leading onto a lush lawn bordered by mature flowers and shrubs. A truly idyllic setting for hosting family gatherings or simply unwinding in the sunshine.

This remarkable property combines elegance, comfort, and modern living in one perfect package. Early viewing is highly recommended—homes of this calibre rarely stay on the market for long.

### LOCATION

Larkfield Avenue is one of Rawdon's most enchanting addresses: quietly tucked into a leafy cul-de-sac, yet part of a vibrant, close-knit community that blends village charm with city convenience. Rawdon itself is a picturesque suburb in the LS19 area, steeped in character and surrounded by green beauty from the sweeping views atop Rawdon Billing to the peaceful woodland paths of Nunroyd Park. Families here love the excellent education provision: for little ones there's the enchanting Secret Garden Forest School in Rawdon, while for more formal schooling you have Rawdon St Peter's C of E Primary and Rawdon Littlemoor Primary School. For older students the highly regarded Benton Park School serves the local community.

When it comes to leisure and lifestyle, Rawdon is delightfully rich: unwind at Micklefield Park, with its playground, skatepark and tennis courts, or wander through Nunroyd Park's woodland glades and pond

Food and drink options are just as lovely, Croissant d'Or, the charming French patisserie on Harrogate Road, offers fresh pastry, baguettes and coffee every day
croissantdor.co.uk, while The Village Bakery on Town Street is a beloved community hub for baked goods and warm conversation.

Connectivity is superb: Leeds Bradford Airport is only a few minutes' drive, making both domestic and international travel wonderfully accessible. Rawdon combines that rare mix of tranquility, community spirit, and practical amenity, you feel a world away, but everything you need is right on your doorstep.

### HOW TO FIND THE PROPERTY

SAT NAV LS19 6EN

### APPROACH

Set in a lovely cul-de-sac position and offering great kerb appeal. Comprising

### ENTRANCE HALLWAY

As you enter you immediately get the feeling of how light and airy it is. Comprising Upvc double glazed door with stained glass window to the front elevation. Radiator. Laminate flooring. Understairs storage.

### FAMILY LOUNGE

14'7" x 11'10" into recess (4.47 x 3.62 into recess)

Offering an abundance of natural light, this beautiful spacious family lounge comprises Upvc double glazed window to the front elevation. Wood burning stove. TV point. Double radiator.

### BEAUTIFULLY FITTED MODERN DINING KITCHEN

15'5" x 14'6" (4.71 x 4.42)

Enter into this stunning family dining kitchen offering an abundance of lovely features, light and airy throughout with beams. Comprising a wide range of modern wall and base units with contemporary worktops over. Upvc double glazed windows to the side elevation.

Velux windows offering more natural light. Patio doors leading into the garden. Double radiator. Center Island. Integral induction hob. Integral electric cooker, Points for washing machine and fridge freezer. Stairs to first floor. Tiled flooring. Two double radiators. Inset spot lights.

## BEDROOM.1.

12'1" x 10'5" (3.69 x 3.18)

A lovely double bedroom comprising Upvc double glazed window to the side elevation. TV point. Single radiator.

## BEDROOM.2.

12'8" x 10'8" (3.88 x 3.26)

Another great double bedroom comprising Upvc double glazed windows to the front elevation. Double radiator.

## STUNNING HOUSE BATHROOM

9'6" x 5'11" (2.92 x 1.81)

Comprising bath with thermostatic shower over. Low level w.c. Wash hand basin. Inset spot lights. Part tiled walls and tiled floors. Radiator. Extractor fan.

## 2ND FLOOR

## BEDROOM.3.

24'1" x 13'6" max (7.36 x 4.13 max)

Great for when you have visitors. A fantastic double bedroom comprising Upvc double glazed window to the side elevation. Three velux windows allowing ample natural light. Eaves storage. Inset spotlights. Two double radiators.

## OUTSIDE

## DRIVEWAY/FRONT GARDEN

To the front of the property there is a driveway providing ample off street parking. There is a lovely easy maintained garden to the front.

## PRIVATELY ENCLOSED REAR GARDEN

To the rear, you'll discover a private, beautifully landscaped garden—a stunning haven featuring a paved patio perfect for alfresco dining, leading onto a lush lawn bordered by mature flowers and shrubs. A truly idyllic setting for hosting family gatherings or simply unwinding in the sunshine.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.







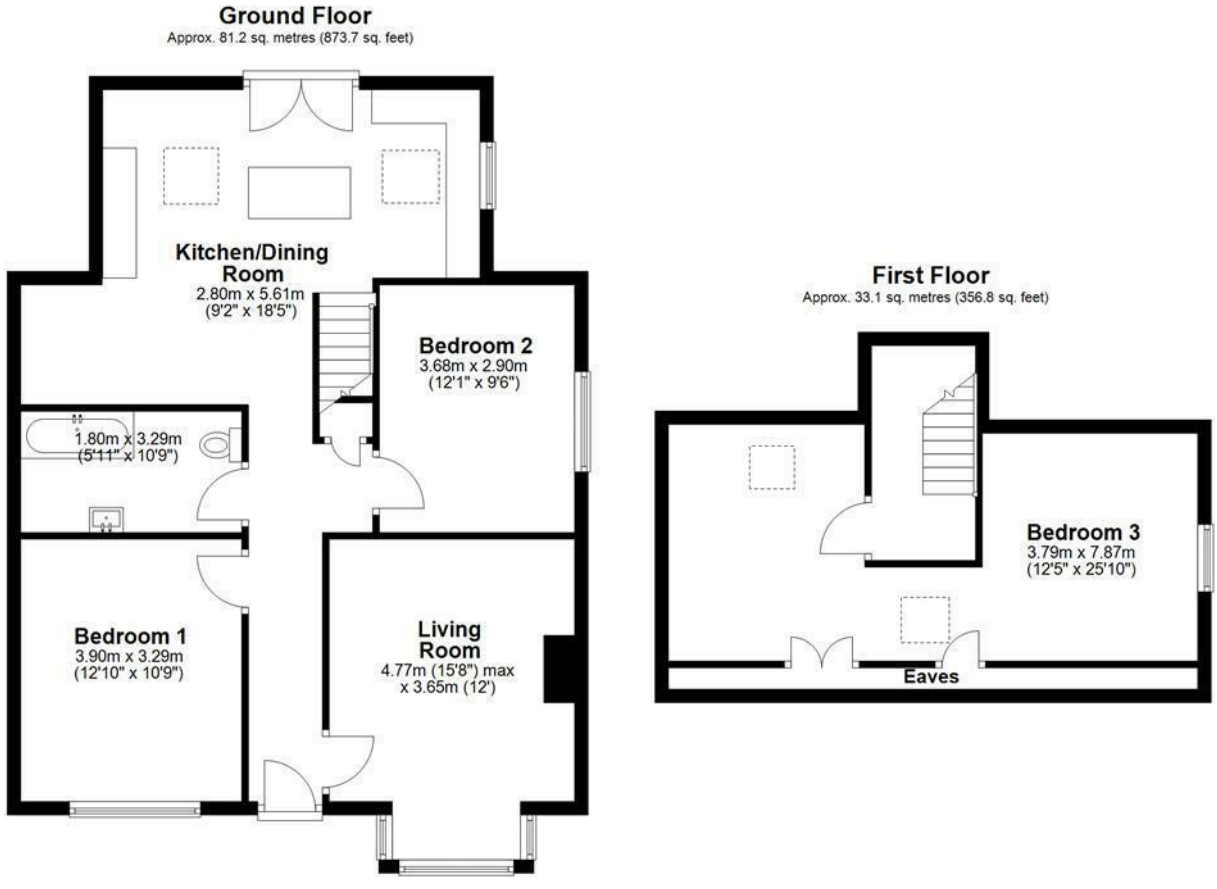


## Road Map

## Hybrid Map

## Terrain Map

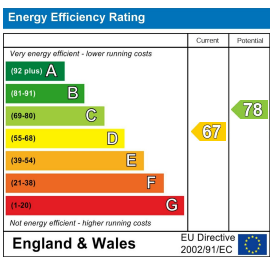
## Floor Plan




## Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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