

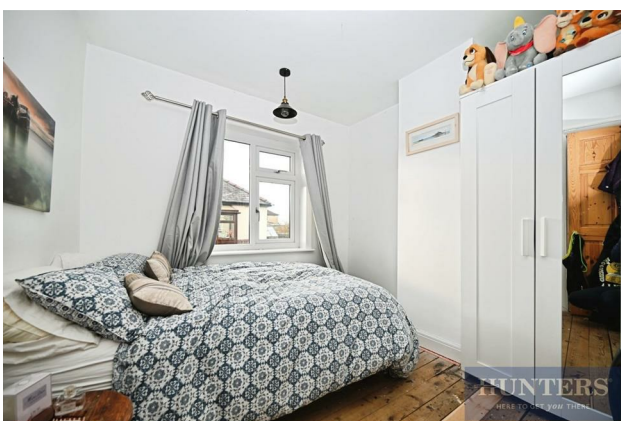
# HUNTERS®

HERE TO GET *you* THERE

26 Markham Avenue, Rawdon, Leeds, Yorkshire, LS19 6NF

Asking Price £270,000

Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



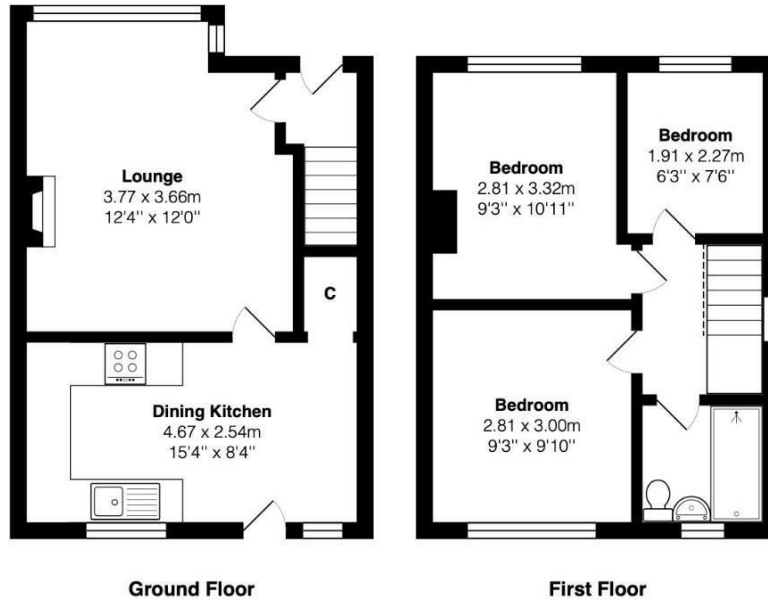
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Property Images**

# HUNTERS®

HERE TO GET *you* THERE



Total Area: 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	

## Map



## Details

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

\*\*\* HUNTERS 360 VIRTUAL REALITY TOUR \*\*\*

A most appealing and attractive 1930's semi detached benefiting from period features throughout and superbly presented gardens to three sides.

An Attractive 1930s Semi-Detached Home with Period Charm and Generous Gardens

This most appealing 1930s semi-detached property beautifully combines period character with comfortable modern living. Retaining many original features, including part-stained glass windows, stripped wooden doors and spacious, light-filled rooms, it offers a warm and welcoming atmosphere throughout. Occupying a generous corner plot with gardens to three sides, the property also presents exciting potential for extension, subject to the necessary planning consents.

The accommodation briefly comprises a welcoming entrance hallway leading to a charming lounge, complete with a bay window featuring stained glass detail and a log burner – the perfect space for relaxing. To the rear is a recently fitted dining kitchen, offering modern convenience while maintaining a sense of character. In addition the rear garden is ideal for entertaining or enjoying the outdoors.

To the first floor there are two well-proportioned double bedrooms and a good-sized third bedroom, along with a stylish house shower room. From the landing, access is provided to the loft, which offers useful additional storage and potential for further development.

Externally, the property enjoys well-maintained gardens to three sides, incorporating both lawned and paved areas surrounded by mature, well-stocked borders that provide year-round colour and interest. The front and rear hardwood doors are double glazed, adding both comfort and efficiency.

Perfectly positioned in this sought-after part of Rawdon, the home is within easy reach of several highly regarded primary and secondary schools, as well as a range of local amenities, shops and cafes. Excellent transport links include a nearby train station, while the scenic Rawdon Billing is just a short walk away, offering lovely countryside walks right on the doorstep.

This delightful home must be viewed to be fully appreciated.

## Features

- GARDEN TO THREE SIDES • PERIOD FEATURES • CLOSE TO SCHOOLS • CLOSE TO PICTURESQUE RAWDON BILLING • THREE BEDROOMS • SCOPE TO EXTEND - SUBJECT TO CONSENT • USEFUL LOFT SPACE • MODERN DINING KITCHEN • EPC RATING = D • CHARMING SEMI DETACHED HOME