

# HUNTERS®

HERE TO GET *you* THERE

24 Layton Park Croft, Rawdon, Leeds, LS19 6PN

Asking Price £325,000

Property Images



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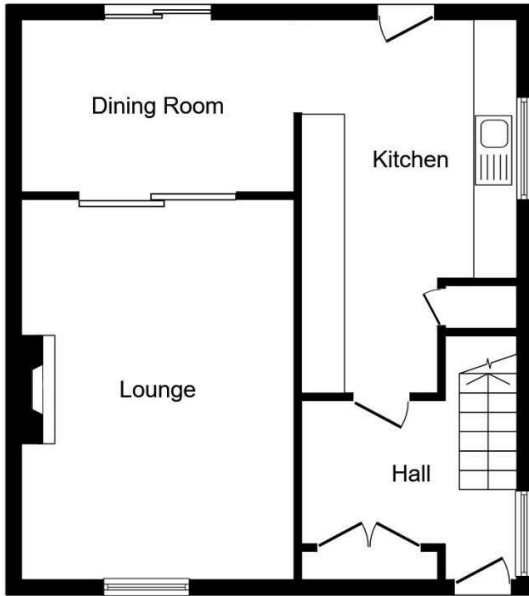
## Property Images



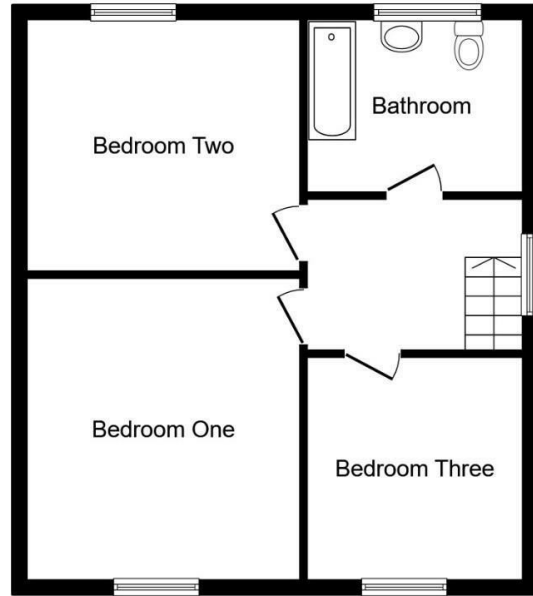
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**Ground Floor**  
Floor area 53.8 sq.m. (579 sq.ft.)



**First Floor**  
Floor area 53.8 sq.m. (579 sq.ft.)

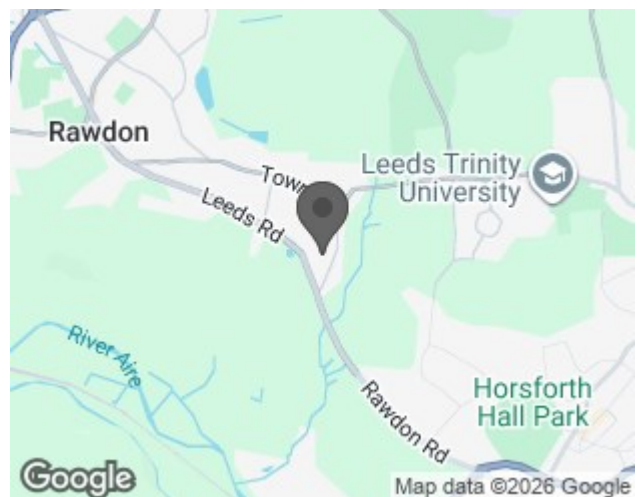
Total floor area: 107.6 sq.m. (1,159 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>74</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		

## Map



## Details

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

## Summary

Tucked away in a peaceful cul-de-sac in the sought-after area of Rawdon, this extended three-bedroom semi-detached home offers generous living space in a superb location. With excellent local schools nearby and convenient transport links to Leeds, Bradford and Harrogate, the property is perfectly placed for families and commuters alike.

The ground floor welcomes you with a bright entrance hallway leading to a spacious lounge, featuring a large front-facing window and sliding doors that open into the adjoining dining area. This space enjoys plenty of natural light thanks to the patio doors that lead out onto the rear garden. The fitted kitchen offers a range of wall and base units with worktops, an integrated oven, gas hob, and microwave, along with space for a washing machine and dishwasher. A rear door provides further access to the garden.

Upstairs, the property comprises two well-proportioned double bedrooms and a comfortable single bedroom. The house bathroom is fitted with a white three-piece suite including a bath with shower over, WC, and wash basin, and is finished with tiled walls for a clean, modern look.

Externally, the home boasts a well-maintained lawned garden to the front, along with a driveway providing ample off-street parking and access to a large detached garage. To the rear, a private enclosed garden features a paved patio area, perfect for relaxing or entertaining, surrounded by established flowerbeds and mature shrubs.

This lovely home offers spacious accommodation in a highly desirable area and is ideal for families seeking both comfort and convenience. Early viewing is highly recommended to fully appreciate all that this property has to offer.

## Features

- EXTENDED SEMI DETACHED HOME • SOUGHT AFTER CUL DE SAC • LARGE GARAGE AND DRIVEWAY • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • IDEAL FAMILY HOME • ENCLOSED, PRIVATE GARDEN WITH SUMMERHOUSE • FULL OF NATRUAL LIGHT • CLOSE TO TRAIN STATION