

HUNTERS®
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Larkfield Avenue, Leeds, LS19 6EN

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Leeds,
LS19 6EN

£300,000

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Nestled in the desirable Larkfield Avenue, this charming semi-detached house in Rawdon, Leeds, presents an excellent opportunity for those seeking a family home in a sought-after cul-de-sac. Built in 1930, the property boasts a classic design and offers a generous layout with two inviting reception rooms, perfect for both relaxation and entertaining.

The house features three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom, while functional, offers the potential for personalisation to suit your taste. With a garage and shared driveway, convenience is at your fingertips.

Situated at the head of the cul-de-sac, this property enjoys a peaceful setting while remaining close to local schools and amenities, making it an ideal choice for families. The home is priced to allow for cosmetic updating, giving you the chance to add your own flair and style.

With no onward chain, this property is ready for you to make it your own without delay. Whether you are a first-time buyer or looking to invest, this house offers a wonderful opportunity to create a comfortable and welcoming home in a fantastic location. Don’t miss out on the chance to view this delightful property.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

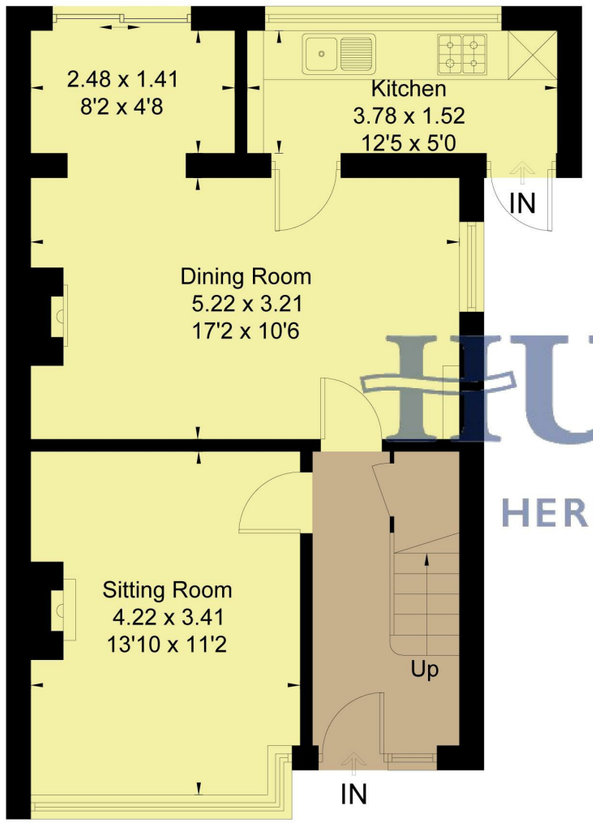
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

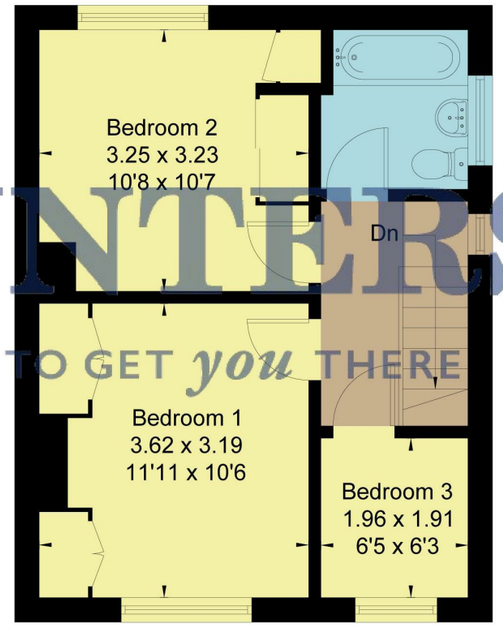
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Approximate Floor Area = 86.4 sq m / 930 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 101.7 sq m / 1095 sq ft

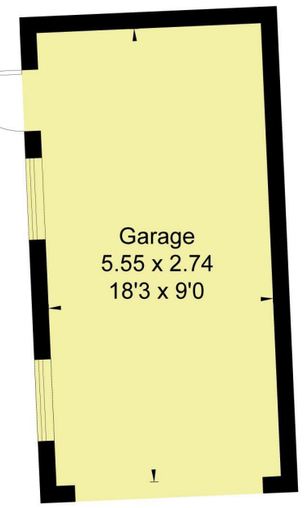
Tenure: Freehold
Council Tax Band: D



Ground Floor

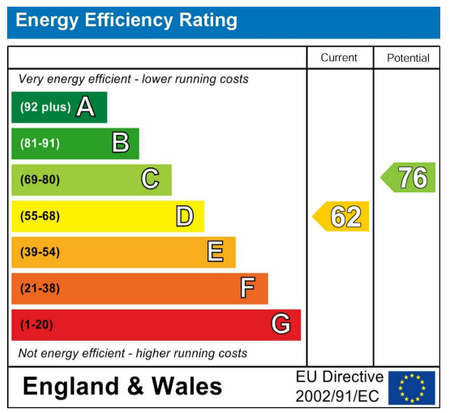


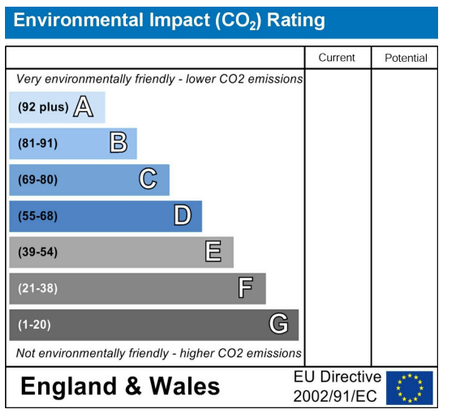
First Floor



(Not Shown In Actual Location / Orientation)

- 3 spacious bedrooms
- 1 family bathroom
- 2 reception rooms
- Semi-detached 1930s house
- Private rear garden
- Garage and shared access driveway
- Head of cul-de-sac
- Close to schools
- Near local amenities
- No onward chain





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 #106352

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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