

# HUNTERS®

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1 Belmont House Low Green, Rawdon, Leeds, LS19 6HB

Offers Over £200,000

Property Images



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## Property Images



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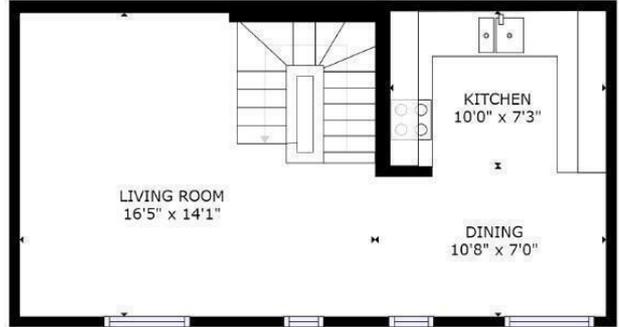
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 374 sq. ft, FLOOR 2: 377 sq. ft  
 TOTAL: 750 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</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 - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Offering the perfect balance between traditional and contemporary living is the unique conversion situated in this popular part of Rawdon. With high ceilings, open plan living, oak floors and doors, a glass panelled staircase the property must be viewed to fully appreciate. Also, situated between Rawdon Billing and Cragg Wood the property boasts an enviable position for access to picturesque, rural walks.

Accommodation briefly consists of an entrance hallway, two double bedrooms and a luxury house bathroom. Oak steps lead up to the main living area which at the time of coming to the market was full of natural light and consists of a living, dining and kitchen area with integrated appliances.

Externally there is a small cottage style courtyard providing a perfect setting to sit out and enjoy the evening sun. The property also enjoys excellent access to a wide range of amenities, highly regarded schools, a train station and Leeds Bradford Airport.

## Features

- OPEN PLAN LIVING SPACES • FULL OF NATURAL LIGHT • STONE BUILT • HIGH SPECIFICATION • TWO DOUBLE BEDROOMS • CLOSE TO PICTURESQUE WALKS • OFF-STREET PARKING • IDEAL FOR YOUNG PROFESSIONALS • EPC RATING = C • A VERY APPEALING CONVERSION