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Far Hills Larkfield Road, Rawdon, Leeds, LS19 6DZ

Offers In The Region Of £545,000

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Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only

EPC

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Map



Details

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

Summary

A rare opportunity to acquire this charming period semi-detached home, enviably positioned directly opposite Rawdon Cricket Fields and enjoying uninterrupted views across the green. Steeped in character, the property offers a wealth of original features and a delightful blend of traditional charm and practical living.

The property is set within beautifully maintained gardens, laid predominantly to lawn with an abundance of mature borders, perennials, shrubs, and seasonal wildflowers — offering a tranquil outdoor retreat perfect for family life or entertaining.

Internally, the accommodation begins with an inviting entrance porch leading into a spacious main hallway, complete with an elegant staircase and stunning stained glass window. The dual-aspect lounge is filled with natural light and offers views over both the front and rear gardens. A formal dining room provides a perfect space for entertaining, while the fitted kitchen boasts a bespoke hand-laid parquet floor, adding a touch of craftsmanship and warmth. A ground floor shower room adds convenience and versatility.

To the first floor are three well-proportioned bedrooms, a house bathroom, and an additional study — ideal for home working or use as a nursery.

This home is ideally located for those seeking a balance of rural charm and urban convenience. It sits within easy reach of local shops, well-regarded schools, a train station offering regular services, and a variety of picturesque walks through surrounding countryside.

An exceptional home in a sought-after location, offering both beauty and practicality in equal measure. Early viewing is highly recommended.

Features

- CHARACTER SEMI • FRONTS ONTO RAWDON CRICKET FIELDS • AMAZING VIEWS • PRIVATE DRIVE OFF LARKFIELD ROAD • GARAGE AND DRIVEWAY • BEAUTIFUL GARDENS • CLOSE TO SCHOOLS, RURAL WALKS AND AMENITIES • A RARE OPPORTUNITY • TWO BATHROOMS • THREE BEDROOMS PLUS STUDY