

HUNTERS®

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3 Benton Park Avenue, Rawdon, Leeds, LS19 6LZ

Asking Price £475,000

Property Images



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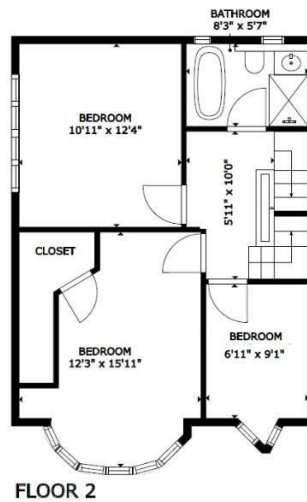
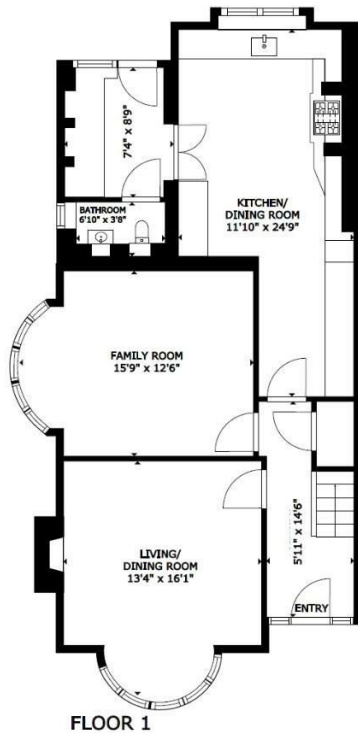
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GROSS INTERNAL AREA
FLOOR 1: 627 sq. ft, FLOOR 2: 519 sq. ft
FLOOR 3: 319 sq. ft, TOTAL: 1,666 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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: 4 Bathrooms: 3 Receptions: 3
Tenure: Freehold

This substantial 1930s semi-detached home offers an exceptional blend of period charm and modern convenience. Situated on a generous corner plot, the property displays the hallmarks of its era, with elegant bay windows, well-proportioned rooms and retained original features, complemented by high-quality fixtures and fittings throughout.

A welcoming entrance hallway sets the tone for the home, with rich hardwood flooring and a sense of space and light that continues throughout the property. To the front, the sitting room enjoys a wide bay window, allowing natural light to flood the space, and provides a comfortable setting for relaxation. The separate dining room offers a versatile area for entertaining or family gatherings, with ample room for a large table and views to the rear garden.

The breakfast kitchen has been thoughtfully designed to combine style and functionality, fitted with a range of quality cabinetry and integrated appliances, and offering a pleasant space for informal dining. A separate utility room provides additional storage and laundry facilities, whilst the guest WC completes the ground floor accommodation.

To the first floor, there are two generous double bedrooms, each tastefully decorated, along with a further single bedroom that could serve as a nursery, dressing room or home study. The house bathroom is beautifully appointed, featuring contemporary sanitaryware and attractive tiling.

The master suite occupies the entirety of the second floor, creating a private and luxurious retreat. A large rear dormer floods the room with light, and a Juliet-style balcony provides a delightful outlook. The adjoining en-suite shower room is fitted to an excellent standard, offering a modern finish in keeping with the rest of the home.

Externally, the property benefits from gardens to the front, side and rear, designed for ease of maintenance and making the most of the expansive corner plot. A detached garage has been partially converted to create a superb home office, ideal for those who work remotely or require a quiet study space, while still retaining useful storage.

Well-positioned for access to local shops, well-regarded schools and a range of amenities, this home also enjoys convenient transport links, making it a practical choice for commuters. Offering a rare combination of period character, generous accommodation and modern specification, this is a property that must be viewed to be fully appreciated.

Features

• EXTENDED SEMI DET OVER THREE FLOORS • OUTSIDE HOME OFFICE • PERIOD FEATURES THROUGHOUT AND HIGH QUALITY FIXTURES AND FITTINGS • SUPERB MASTER SUITE WITH JULIET BALCONY • SOUGHT AFTER STREET • THE PERFECT FAMILY HOME • UTILITY, GUEST WC AND THREE RECEPTION ROOMS • CORNER PLOT WITH GARDENS TO THREE SIDES • HUNTERS 360 TOUR