

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

73 Larkfield Road, Rawdon, Leeds, LS19 6DZ

Asking Price £400,000



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## Property Images



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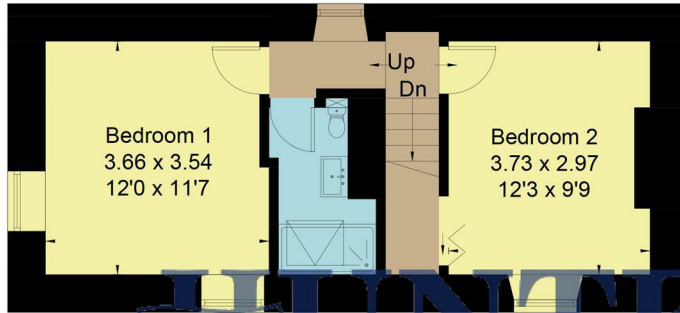
## Property Images



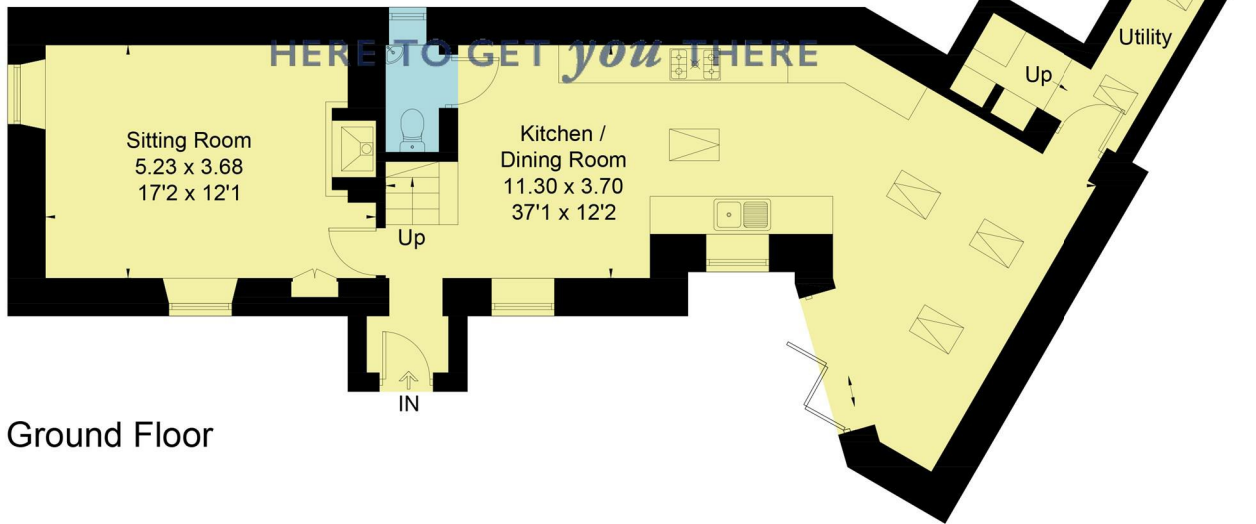
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Approximate Floor Area = 106.4 sq m / 1145 sq ft



First Floor



Ground Floor



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 #108042

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Nestled on the charming Larkfield Road in the highly sought-after area of Rawdon, Leeds, this delightful character property offers a perfect blend of modern living and traditional charm. With two spacious reception rooms, this home provides ample space for relaxation and entertaining. The two well-appointed bedrooms are designed to ensure comfort and tranquillity, making it an ideal retreat.

The property features a contemporary living kitchen, complete with bi-fold doors that seamlessly connect the indoor space to the outdoor area, allowing for an abundance of natural light and a wonderful flow for gatherings. The high specification throughout the home reflects a commitment to quality and style, ensuring that every detail has been thoughtfully considered.

Additionally, the property boasts parking for two vehicles, a valuable asset in this desirable location. Residents will appreciate the proximity to Rawdon Billing and a variety of local amenities, making daily life both convenient and enjoyable.

This character property is a rare find in Rawdon, offering a unique opportunity to enjoy a modern lifestyle while being surrounded by the charm of a traditional home. Whether you are looking to buy or rent, this residence promises to be a wonderful place to call home.