

# HUNTERS®

HERE TO GET *you* THERE

**3 Belgrave Mews, Rawdon, Leeds, LS19 6AQ**

**Asking Price £340,000**

**Property Images**





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## Property Images



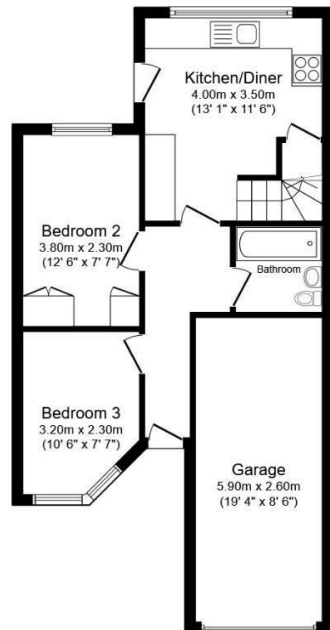
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Property Images

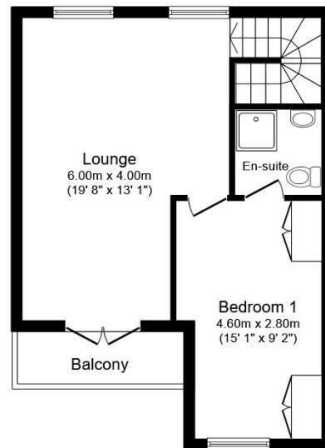
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**Ground Floor**

Floor area 54.4 sq.m. (585 sq.ft.)



**First Floor**

Floor area 41.1 sq.m. (443 sq.ft.)

Total floor area: 95.5 sq.m. (1,028 sq.ft.)

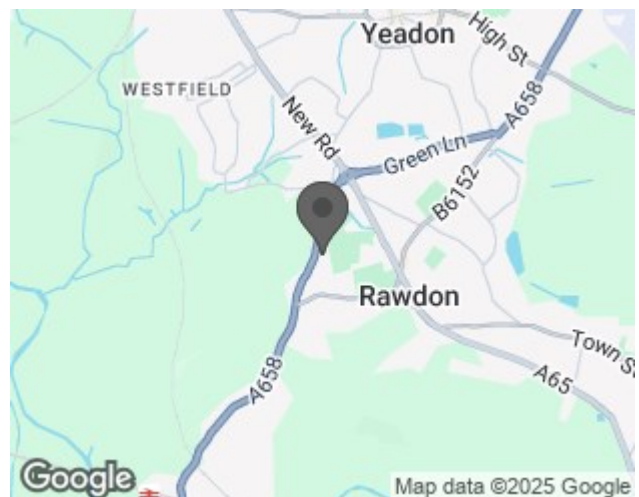
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Mews Beds: 3 Bathrooms: 2 Reception: 1 Tenure: Freehold

## Summary

Nestled within a desirable development in the heart of Rawdon, this modern stone mews house offers a wonderful opportunity to acquire a home with open countryside views to the front. Set over two floors, the property provides flexible accommodation and would benefit from some updating in areas, allowing buyers to put their own stamp on this charming home.

The ground floor comprises a welcoming entrance hall with downlights, coving and a composite door with glazed panels. There are two bedrooms on this level, both carpeted, with the larger of the two benefiting from a built-in mirrored wardrobe and a view to the rear. The third bedroom enjoys a dual window aspect to the front. Also on this floor is a fully tiled bathroom fitted with a white suite including a panelled bath, vanity unit and low level WC. The kitchen, located at the rear, features a range of timber-effect base and wall units with marble-effect worktops and a ceramic sink. Appliances include a freestanding oven with hob and under-counter fridge and freezer units. There is also a useful understairs storage cupboard.

To the first floor, the spacious living and dining area enjoys plenty of natural light via windows to the rear and French doors to the front, which open onto a walk-out balcony overlooking the countryside. A living flame gas fire with a marble-effect surround adds a cosy focal point. The principal bedroom is also located on this level, with a built-in wardrobe and en-suite shower room comprising a shower cubicle, vanity unit and WC.

Externally, the property features a front garden with lawn and driveway leading to a single garage with power and light, housing the combination boiler. The rear garden offers a patio, lawn and established shrub borders, providing a peaceful outdoor space.

## Features

- OPEN COUNTRYSIDE VIEWS • SOUGHT AFTER DEVELOPMENT WITHIN RAWDON VILLAGE • SCOPE TO CONVERT GARAGE • GARAGE AND DRIVEWAY • HUNTERS 360 TOUR • NO ONWARD CHAIN • CLOSE TO SHOPS AND AMENITIES • CLOSE TO TRAIN STATION