

# HUNTERS®

HERE TO GET *you* THERE

**6 Derby Road, Rawdon, Leeds, LS19 6JB**

**Asking Price £240,000**

**Property Images**





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## Property Images



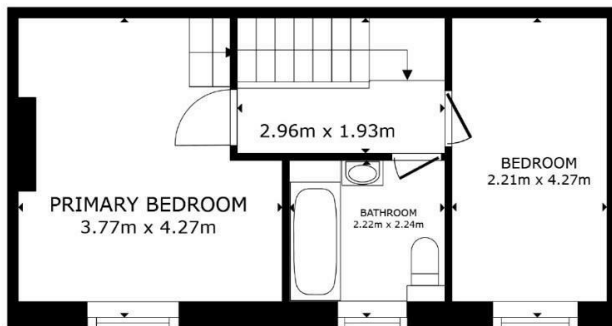
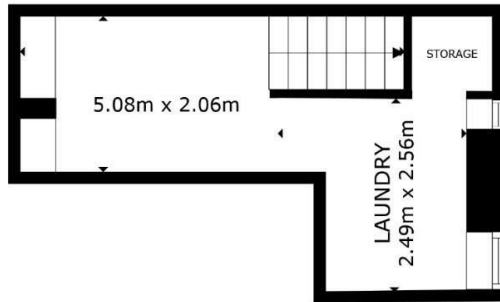
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GROSS INTERNAL AREA  
FLOOR 1 15.8 m<sup>2</sup> FLOOR 2 25.7 m<sup>2</sup> FLOOR 3 34.7 m<sup>2</sup>  
TOTAL : 76.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>60</b>	<b>85</b>
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Tucked away in a sought after location, this charming stone terrace is beautifully presented throughout and offers the perfect blend of period character and modern comfort, making it a rare find. Arranged over three floors, the home has been thoughtfully maintained and is certain to appeal to first-time buyers or professional couples looking for a stylish yet practical house.

The lower ground floor begins with a versatile cellar, providing a useful utility area and excellent storage space. On the ground floor, the open-plan living kitchen forms the heart of the home, featuring a log-burning stove, fitted units, and ample space for both cooking and relaxing. This welcoming room combines warmth and functionality, ideal for everyday living and entertaining alike.

Upstairs, the first floor offers two generous double bedrooms, each with a bright and airy feel. The second bedroom is especially versatile, lending itself well as a guest room, home office or nursery. A modern bathroom, finished to a high standard completes this floor. The property retains its period charm while providing all the essentials for comfortable contemporary living.

One of the key highlights is the superb, enclosed and generous garden to the rear. Enjoying a lovely outlook, the space features a neat lawn, well-stocked planted borders, and a summer house with electricity, creating the perfect spot for outdoor dining, entertaining, or simply relaxing on a sunny day. The garden is private and secure, while a right of access is provided for a neighbour.

Further benefits include residents' permit parking on the street, adding convenience for those with a vehicle. The property also enjoys close proximity to local shops, schools, and everyday amenities, ensuring that everything you need is within easy reach.

Immaculately maintained and full of character, this delightful stone terrace is a property not to be missed and is sure to attract strong interest. Early viewing is highly recommended.

## Features

• CHARACTER STONE TERRACE • DOUBLE FRONTED • LOVELY OUTLOOK • LARGE GARDEN WITH SUMMER HOUSE • USEFUL CELLAR SPACE • SCOPE FOR LOFT CONVERSION • CLOSE TO SCHOOLS AND AMENITIES • PERIOD FEATURES • TWO DOUBLE BEDROOMS • LOG BURNING STOVE