

# HUNTERS®

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8 Egerton Terrace, Rawdon, Leeds, LS19 6QA

Offers In Excess Of £300,000

Property Images





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GROSS INTERNAL AREA  
FLOOR 1 38.3 m<sup>2</sup> FLOOR 2 35.2 m<sup>2</sup> FLOOR 3 19.5 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 2.4 m<sup>2</sup>  
TOTAL : 93.0 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>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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 - Terraced Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold



## Summary

This charming stone-built terraced home, arranged over three floors, enjoys a superb position in the heart of Rawdon, boasting far-reaching views and an abundance of character throughout. Thoughtfully presented, the property offers a warm and inviting atmosphere, blending traditional features with comfortable living spaces.

The accommodation begins with an entrance hallway, complete with a useful utility cupboard and a cosy lounge – perfect for creating a homely ambience. To the rear, the spacious dining kitchen is fitted with a terracotta tiled floor and offers ample room for a large dining table, making it an ideal space for family meals or entertaining guests.

On the first floor, there are two well-proportioned bedrooms along with a stylishly appointed house bathroom. Ascending to the top floor, the principal bedroom spans the full floor area, providing a particularly generous double room with exposed beams and stunning panoramic views across the surrounding area – a truly impressive retreat.

Externally, the property benefits from two garden areas. To the front, a pleasant garden with a southerly aspect is attractively planted with shrubs, providing a delightful spot to relax and enjoy the sunshine. To the rear, there is a smaller garden space offering additional outdoor potential.

Situated on the ever-popular Egerton Terrace, this property is ideally placed for a wide selection of local shops, cafés, and amenities. It also falls within the catchment area of the highly regarded Rawdon Primary School, making it a desirable choice for families. With its combination of location, character, and space, this property presents an excellent opportunity to acquire a distinctive home in a sought-after setting. Viewing is essential to appreciate all it has to offer.

## Features

- STONE TERRACE • LOVELY VIEWS • CLOSE TO SHOPS AND AMENITIES • CLOSE TO PRIMARY SCHOOL • DINING KITCHEN • OVER THREE FLOORS • CHARACTERFUL FEATURES • GAS HEATING AND DOUBLE GLAZING • EPC RATING = E • THREE BEDROOMS