# HUNTERS

HERE TO GET you THERE

8 Egerton Terrace, Rawdon, Leeds, LS19 6QA Offers In Excess Of £300,000

**Property Images** 

















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# **Property Images**



















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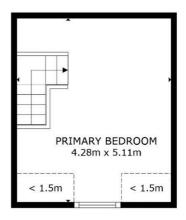
**Property Images** 

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FLOOR 2 FLOOR 3

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 Very energy efficient - lower running costs (92 plus) A (81-91) B (93-80) C (55-66) D (21-38) F (1-20) G Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC

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## **Details**

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 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



