

# HUNTERS®

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Langdale, 5 Leeds Road, Rawdon, Leeds, LS19 6HQ

Asking Price £300,000

Property Images



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## Property Images



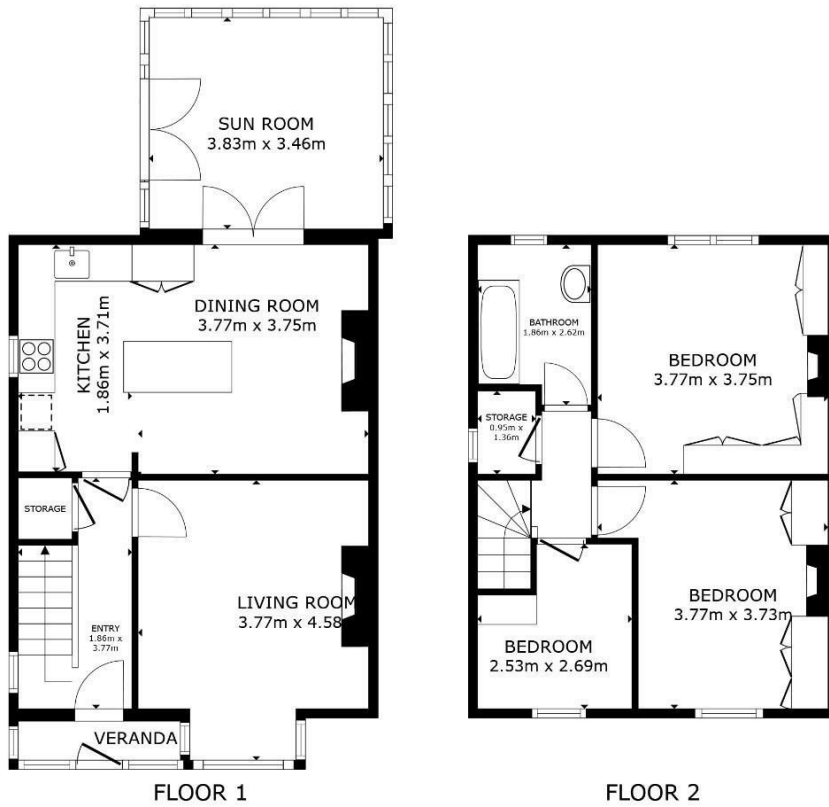
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GROSS INTERNAL AREA  
 FLOOR 1 59.2 m<sup>2</sup> FLOOR 2 43.5 m<sup>2</sup>  
 EXCLUDED AREAS : VERANDA 1.7 m<sup>2</sup>  
 TOTAL : 102.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Welcome to this delightful 1920s semi-detached home, full of charm and character, offering stylish and comfortable living in a highly convenient location. Lovingly maintained and thoughtfully improved, this property is ideal for families or anyone looking for a home with both period appeal and modern touches.

The home is accessed via a recently added entrance porch, leading into a welcoming hallway that immediately sets the tone for the rest of the house. The lounge, with its attractive bay window, is filled with natural light and offers a cosy space to unwind. The heart of the home, however, is the beautifully appointed kitchen. Featuring navy blue cabinetry, a central island with breakfast bar, and high-quality finishes, it's a perfect space for both cooking and entertaining. The kitchen flows effortlessly into a conservatory extension, which overlooks the rear garden and provides a bright and versatile space for dining or relaxing.

Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with recently fitted wardrobes. A family bathroom and separate WC add further convenience to this well-designed home.

Externally, the front garden is attractively landscaped with mature hedging, offering both privacy and kerb appeal. To the side is a driveway providing off-street parking for up to three vehicles, as well as a detached single garage for further parking or storage. The rear garden is a peaceful haven, with a neatly maintained lawn, mature borders, and a high degree of privacy – perfect for outdoor entertaining or simply relaxing.

Ideally located, the property is close to a range of local amenities, excellent schools, and a nearby train station. Micklefield Park and the golf club are also within easy walking distance, making this an ideal home in a sought-after area. Early viewing is highly recommended.

## Features

- CHARMING 1920s SEMI • BEAUTIFUL GARDENS • STUNNING BREAKFAST KITCHEN • CONSERVATORY EXTENSION • GARAGE AND DRIVEWAY • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • CLOSE TO TRAIN STATION • HUNTERS 360 TOUR • PERIOD FEATURES THROUGHOUT • EPC RATING - D