

# HUNTERS®

HERE TO GET *you* THERE

**44 Larkfield Avenue, Rawdon, Leeds, LS19 6EN**

**Asking Price £250,000**

**Property Images**



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## Property Images



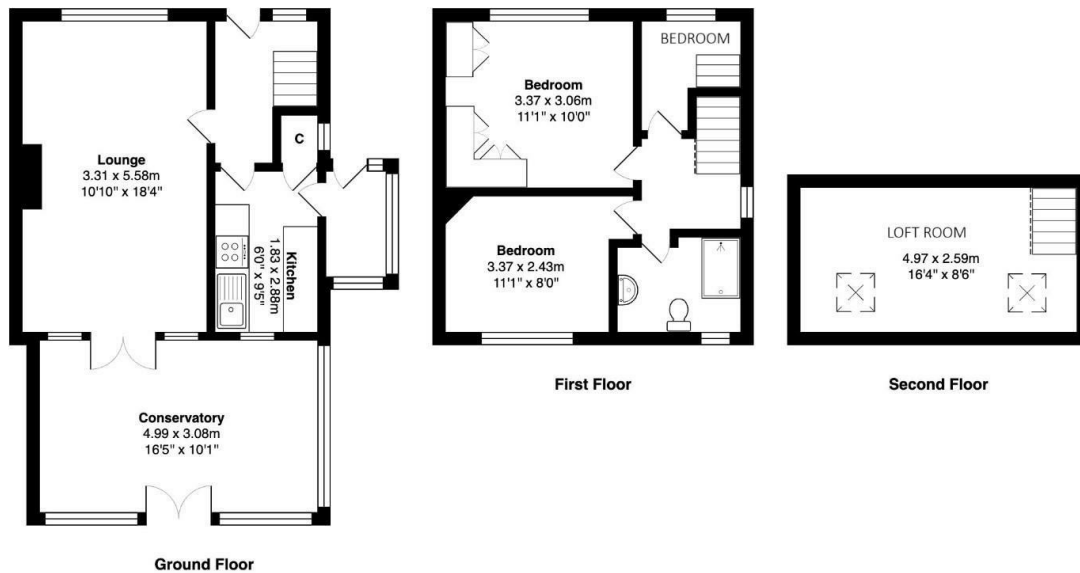
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Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only

## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>64</b> | <b>86</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 - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Offered to the market with no onward chain, this attractive 1930s semi-detached home is currently in need of modernisation, but full of potential and occupies a generous plot with a large rear garden and far-reaching views. Situated on a highly sought-after cul-de-sac, the property provides an excellent development opportunity for the successful purchaser to upgrade, extend and/or reconfigure to suit their individual tastes and requirements (subject to necessary consents).

The accommodation has lots of potential to make a lovely family home but needs upgrading to suit modern living. It currently comprises an entrance hall, an open-plan lounge and dining room, a fitted kitchen, side porch and a large sun room extension overlooking the garden, with a stunning view. The house needs work but offers a great opportunity to create a modern family living space to suit the buyer's needs.

To the first floor, there are two well-proportioned bedrooms, a house bathroom, and a third room which could serve as a study or nursery. This room also features fixed stairs leading to a converted loft space, offering additional flexible use as a hobby room, home office or occasional bedroom.

Externally, the property enjoys a lawned garden to the front, a shared driveway to the side providing off-street parking, and a particularly generous rear garden, predominantly laid to lawn with established planting/borders – perfect for families, entertaining, or future development potential.

Located in a quiet, popular and convenient part of Rawdon, the property is well placed for easy access to a range of local amenities, including shops, reputable schools, parks and excellent transport links.

This is a rare opportunity to acquire a home with such scope in a prime residential location. Early viewing is strongly recommended to appreciate the full potential/charm of this property.

## Features

- SOUGHT AFTER LOCATION ON A QUIET CUL-DE-SAC • DEVELOPMENT OPPORTUNITY – LOTS OF SCOPE TO EXTEND AND UPGRADE - STP • LARGE GARDEN • FAR REACHING VIEWS ACROSS THE VALLEY • NO ONWARD CHAIN • SUN ROOM EXTENSION AND LOFT ROOM • CLOSE TO SCHOOLS AND AMENITIES