

# HUNTERS®

HERE TO GET *you* THERE

**52 Layton Park Drive, Rawdon, Leeds, LS19 6PH**

**Offers In Excess Of £475,000**

**Property Images**





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## Property Images



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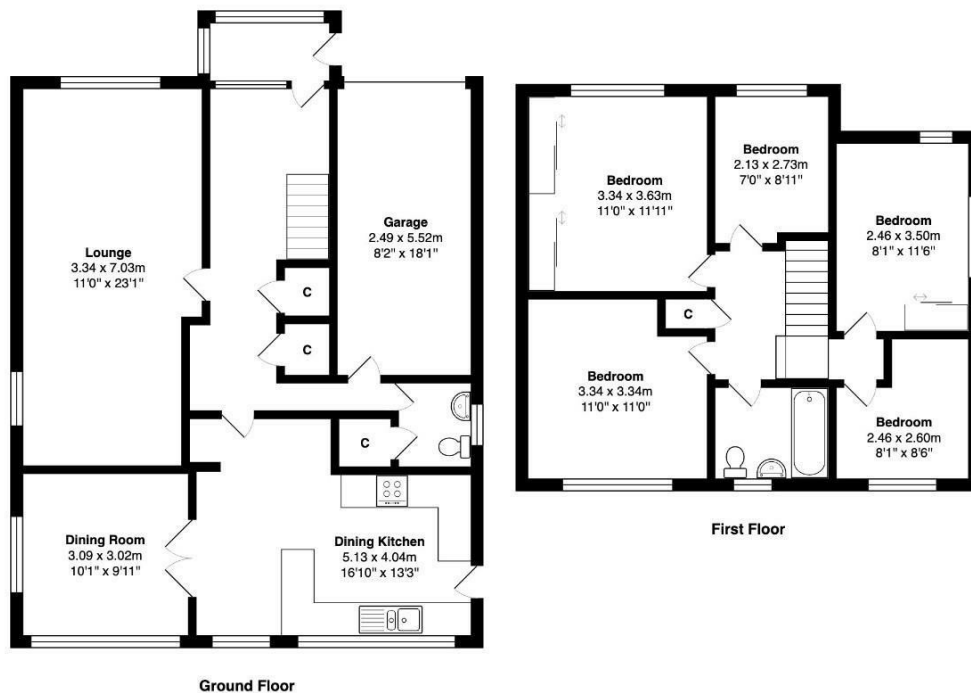
## Property Images





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Total Area: 144.7 m<sup>2</sup> ... 1557 ft<sup>2</sup>

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>		
(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		
	67	80
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Reception: 3 Tenure: Freehold

## Summary

Situated in a highly sought-after residential village, this superb five-bedroom modern detached home offers excellent family living space and is beautifully presented throughout in a neutral decor, ready for immediate occupation. The property has been thoughtfully extended and features a recently re-fitted dining kitchen, ideal for modern family life. The welcoming entrance hall leads to a spacious lounge filled with natural light, a separate dining/family room, and a guest cloakroom with W.C. The kitchen is stylish and practical, boasting white high-gloss units, integrated appliances, and space for a family dining area.

Upstairs, there are five well-proportioned bedrooms, each with a clean, neutral finish. The modern house bathroom includes a white three-piece suite and shower over the bath. This home also benefits from gas central heating and uPVC double glazing throughout.

Outside, the property sits on a generous plot with well-maintained gardens to the front and rear. The front includes a lawned area with shrubs and a tarmac driveway providing off-street parking, leading to an integral single garage. The rear garden is private and enclosed, mainly laid to lawn, perfect for families or entertaining.

The location is exceptional—within easy reach of excellent schools, local shops, and village amenities including a pub, post office, and bakery. The nearby towns of Horsforth, Yeadon, and Guiseley offer further retail and leisure options. Transport connections are excellent with frequent bus services, nearby train stations at Horsforth and Guiseley, and road links to Leeds, Bradford, York, and Harrogate. Leeds Bradford Airport is also just a short drive away, making this a highly convenient yet peaceful place to call home. This property offers space, style, and a superb village lifestyle, making it an ideal choice for a growing family.

## Features

- DETACHED FAMILY HOME • SOUGHT AFTER LOCATION • SPACIOUS AND VERSATILE • ENCLOSED GARDEN TO REAR • CLOSE TO SCHOOLS AND AMENITIES • PLEASANT OUTLOOK TO FRONT • INTEGRAL GARAGE • THREE RECEPTION ROOMS