

# HUNTERS®

HERE TO GET *you* THERE

**8 Greenhills, Rawdon, Leeds, LS19 6NP**

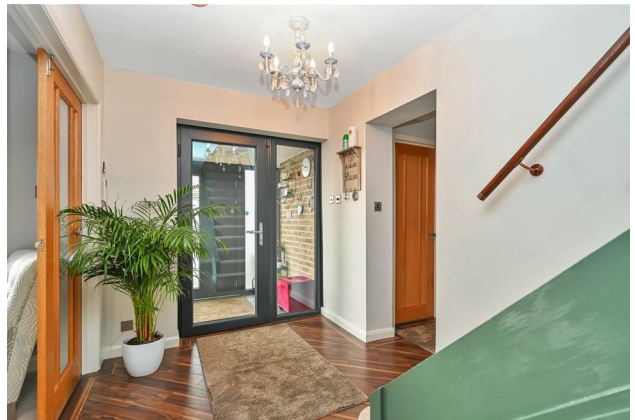
**Offers In The Region Of £600,000**

**Property Images**





## Property Images



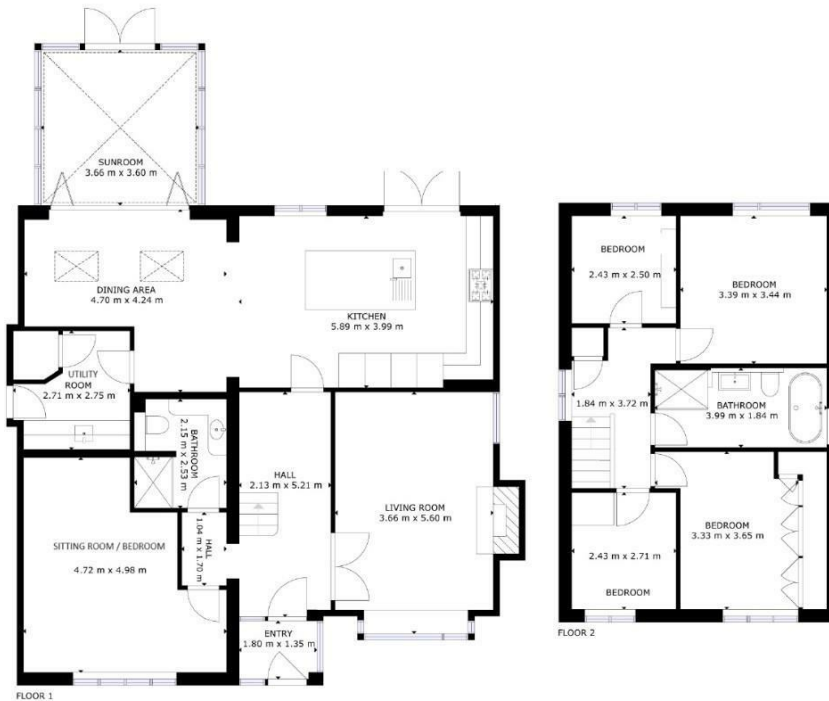


## Property Images



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GROSS INTERNAL AREA  
FLOOR 1: 125 m<sup>2</sup>, FLOOR 2: 54 m<sup>2</sup>  
TOTAL: 179 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>		
(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		
	74	83
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

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



Welcome to this absolutely stunning and significantly extended detached home, an exquisite embodiment of modern living, nestled in the tranquility of a quiet cul-de-sac in the sought-after residential village of Rawdon. This meticulously designed property promises an unparalleled lifestyle, combining contemporary elegance with convenience.

As you step through the composite entrance door into the welcoming entrance vestibule, the allure of this home begins to unfold. The main hallway boasts an attractive staircase, setting the tone for the sophisticated design that permeates every inch of this residence.

The ground floor presents an array of versatile living spaces, including a spacious sitting room and a large ground floor bedroom or second sitting room, providing flexibility to cater to the diverse needs of your family. A thoughtfully appointed shower room and a convenient utility room add to the practicality of daily living.

The heart of this home is undoubtedly the open plan living kitchen, a showcase of modern luxury. Featuring a central island and integrated Neff appliances, this culinary haven is bathed in natural light, thanks to rain-sensitive Velux windows. The seamless connection to the outdoors is achieved through bi-folding doors leading to an orangery extension, creating a space where the boundaries between inside and outside blur, allowing you to truly bring the outdoors in.

Ascending to the first floor, you will discover four generously proportioned bedrooms, each offering a retreat of comfort and style. The luxury house bathroom is a haven of relaxation, showcasing a walk-in shower and a free-standing bath, epitomizing the opulence that defines this home.

Externally, the property is graced with parking space for at least two cars at the front. The rear garden, with its southerly aspect, is a private oasis boasting lawned and decked areas, bordered by hedging that provides a high degree of seclusion.

Situated in a highly sought-after residential location, this modern family home is not only a haven of tranquility but also enjoys proximity to excellent local schools, shops, public houses, a church, and a tea room. With convenient access links to the vibrant centers of Leeds, Bradford, and Harrogate, this property represents the pinnacle of contemporary living in a picturesque village setting. Don't miss the opportunity to make this house your home.

## Features

• STUNNING FAMILY HOME • HIGH SPECIFICATION • SUBSTANTIALLY EXTENDED • CUL DE SAC POSITION • OPEN PLAN LIVING KITCHEN WITH BI FOLDING DOORS TO ORANGERY • LANDSCAPED GARDENS • FLEXIBLE AND VERSATILE LIVING • CLOSE TO SCHOOLS, BILLING AND AMENITIES • HUNTERS 360 TOUR • GROUND FLOOR SHOWER ROOM