

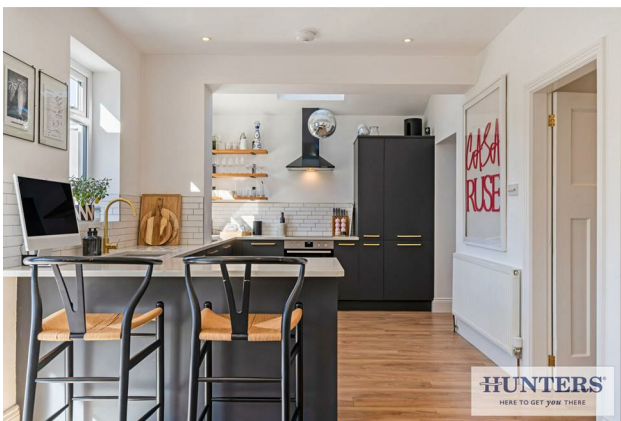
# HUNTERS®

HERE TO GET *you* THERE

**Glencairn Batter Lane, Rawdon, Leeds, LS19 6EJ**

**Asking Price £460,000**

**Property Images**



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## Property Images



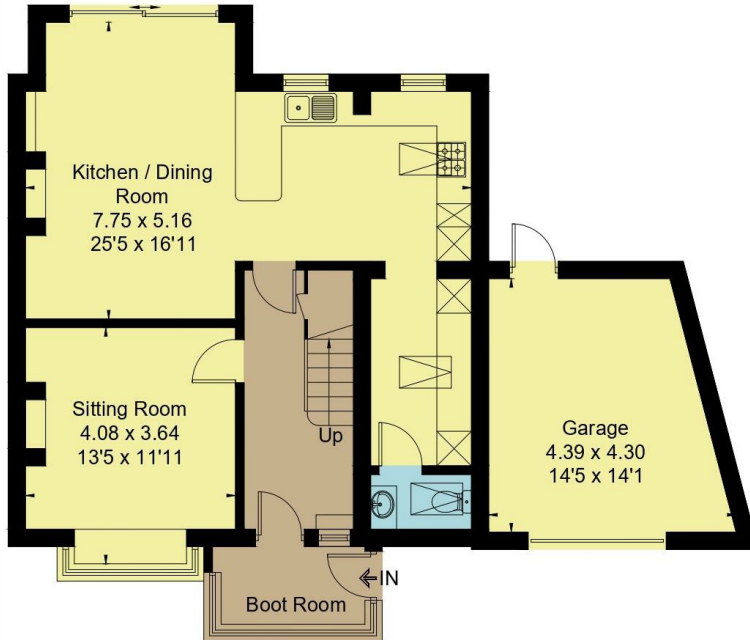
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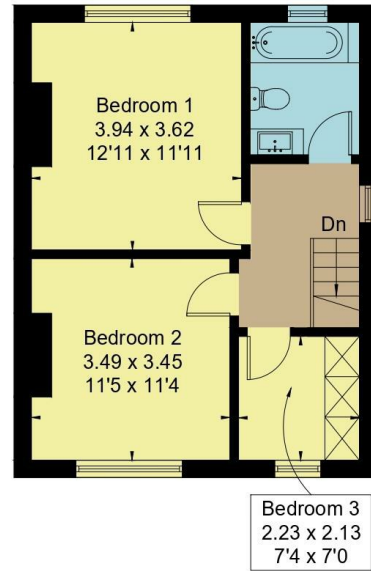
## Property Images



Approximate Floor Area = 110.6 sq m / 1190 sq ft  
 Garage = 16.5 sq m / 178 sq ft  
 Total = 127.1 sq m / 1368 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105092

## 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>		69	76
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

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

With a highly desirable Rawdon location, close proximity to the Billing and highly regarded local schools this spacious family home boasts an enviable position.

Nestled in the highly sought-after village of Rawdon, Leeds, this beautifully refurbished semi-detached home on Glencairn Batter Lane offers stylish, modern living in a superb location. Finished to a high standard throughout, the property is ideal for families or buyers seeking a ready-to-move-into home.

The ground floor comprises a welcoming entrance leading into a useful boot room and downstairs WC, along with a spacious sitting room providing a cosy yet versatile living space. To the rear, the standout feature is the impressive open plan kitchen and dining room, thoughtfully designed to create a bright and sociable hub—perfect for everyday living and entertaining. The property also benefits from an integral garage, offering additional storage or potential for further use.

Upstairs, the first floor hosts three well-proportioned bedrooms and a contemporary house bathroom, all presented in excellent condition and ideal for modern family life.

Externally, the property benefits from off-street parking, adding further convenience.

Situated close to a range of local shops, well-regarded schools, and everyday amenities, the home is also within easy reach of the picturesque Rawdon Billing, offering scenic walks and outdoor enjoyment.

Combining modern interiors with a prime Rawdon setting, this is a fantastic opportunity to acquire a turnkey home in a popular and well-connected location.

## Features

- Extended family home • Sought after Rawdon spot • Close to shops and amenities • Near picturesque Rawdon Billing • Refurbished throughout • Ideal family home • Open plan living spaces • Full of natural light • High quality fixtures and fittings • Close to local schools