

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

4 Layton Crescent, Rawdon, Leeds, LS19 6RJ

Guide Price £550,000

Property Images



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Approximate Floor Area = 128.9 sq m / 1387 sq ft  
 Garage= 18.4 sq m / 198 sq ft  
 Total = 147.3 sq m / 1585 sq ft



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 #107716

## EPC

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         | 79        |
| (55-68) <b>D</b>                                   |                         | 58      |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

## Map



## Details

Type: Bungalow - Semi Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

PROPERTY LAUNCH ON SATURDAY THE 9TH MAY. CALL NOW TO AVOID DISAPPOINTMENT

Nestled in the highly sought-after cul-de-sac of Layton Crescent in Rawdon, Leeds, this charming semi-detached dormer bungalow offers a delightful blend of comfort and space. Built in 1959, the property boasts a deceptively spacious layout, making it an ideal family home or a tranquil retreat for those seeking a peaceful lifestyle.

The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With four well-proportioned bedrooms, there is ample space for everyone to relax and unwind. The single bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the stunning view of Rawdon Billing, which can be enjoyed from the comfort of your own home. The picturesque surroundings enhance the appeal of this residence, making it a perfect place to appreciate the beauty of nature.

For those with vehicles, the property offers generous parking space for up to five vehicles, ensuring convenience for both residents and visitors alike.

This bungalow is not just a home; it is a lifestyle choice, situated in a tranquil area that combines the charm of suburban living with easy access to local amenities. Whether you are looking to settle down or invest in a property with great potential, this bungalow in Layton Crescent is a remarkable opportunity not to be missed.

### Features

- Dormer bungalow
- Highly sought-after cul-de-sac
- Deceptively spacious bungalow
- Close to Town Street amenities
- Opportunity to personalise
- 4 Comfortable bedrooms
- 2 Reception rooms
- Private rear garden with direct access to open fields
- Excellent transport links nearby
- Stunning Rawdon Billing view