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44 Larkfield Avenue, Rawdon, Leeds, LS19 6EN

Asking Price £280,000

Property Images



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Property Images



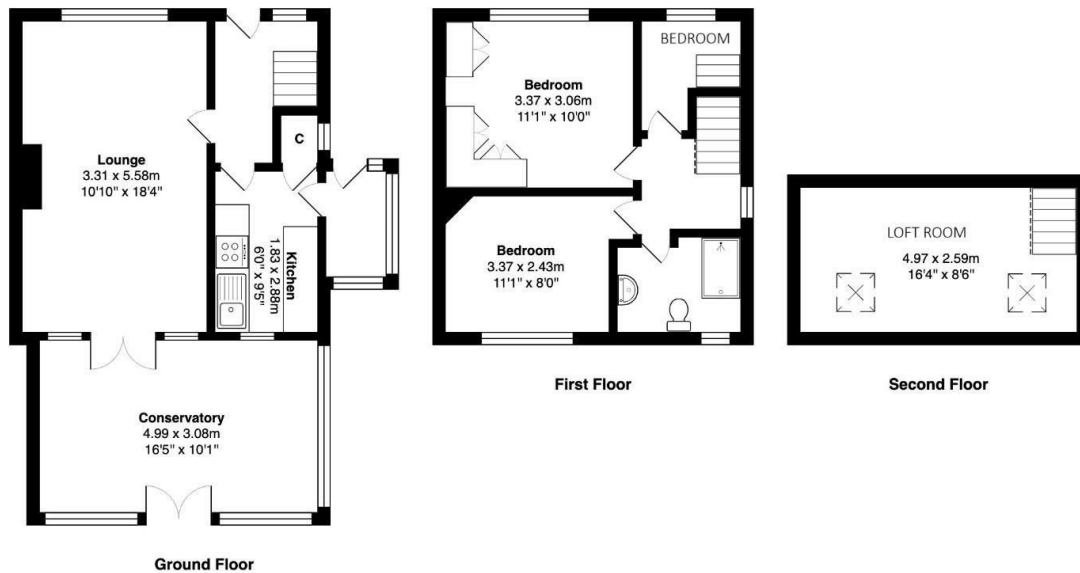
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Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Offered to the market with no onward chain, this attractive 1930s semi-detached home is 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 opportunity for the successful purchaser to upgrade, extend or reconfigure to suit their individual tastes and requirements (subject to necessary consents).

The accommodation, which would benefit from modernisation, currently comprises an entrance hall, an open-plan lounge and dining room, a fitted kitchen, and a sun room extension overlooking the garden. The layout offers a great base for those looking to create a modern family living space.

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 – perfect for families, entertaining, or future development potential.

Located in a popular and convenient part of town, 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 and charm of this characterful property.

Features

- SOUGHT AFTER LOCATION • SCOPE TO EXTEND AND UPGRADE - STP • LARGE GARDEN • FAR REACHING VIEWS • NO ONWARD CHAIN • SUN ROOM EXTENSION AND LOFT ROOM • CLOSE TO SCHOOLS AND AMENITIES