

# HUNTERS®

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**Chevin View, 1 Larkfield Avenue, Rawdon, Leeds, LS19 6EN**

**Asking Price £450,000**

**Property Images**





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## Property Images



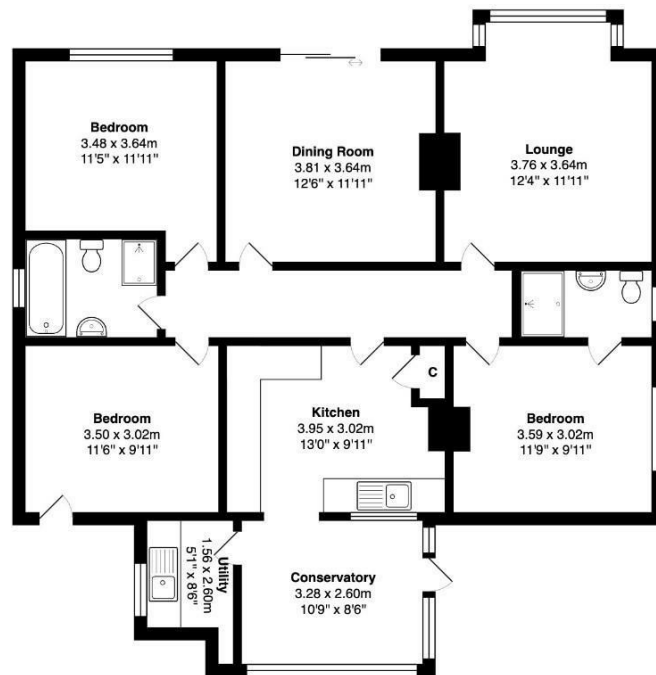
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Ground Floor

Total Area: 107.5 m² ... 1157 ft²

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		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

Nestled on a generous corner plot with far-reaching views, Chevin View is a charming and expansive 1930s bungalow, offered to the market with no onward chain. This much-loved home is available for the first time in approximately 60 years and presents an exciting opportunity for a new owner to modernise and personalise to their own taste.

Ideally situated with excellent access to local shops, amenities, and public transport routes, the property offers both convenience and potential in equal measure. Internally, the accommodation is well-proportioned and includes a spacious entrance porch leading through to the kitchen. The lounge and dining rooms both provide a bright and flexible living area, perfect for relaxing or entertaining. There are three bedrooms in total, including a master bedroom with ensuite, alongside a separate family bathroom.

One of the standout features is the sizeable loft, which offers clear scope for conversion, subject to the necessary consents — an ideal opportunity for those seeking additional space or wishing to add value.

Externally, the bungalow is surrounded by attractive gardens to both sides, featuring lawned and paved areas with mature hedged boundaries that create a high level of privacy. A detached garage and driveway offer off-street parking and useful storage.

This is a rare chance to acquire a substantial and characterful home in a sought-after location, brimming with potential. Early viewing is highly recommended.

## Features

- DETACHED BUNGALOW • CORNER PLOT • FANTASTIC VIEWS • GARAGE AND DRIVEWAY • PERIOD FEATURES • SCOPE TO CONVERT LOFT - SUBJECT TO PLANNING • NO ONWARD CHAIN • CLOSE TO AMENITIES AND PICTURESQUE WALKS • CLOSE TO PUBLIC TRANSPORT ROUTES • FIRST TIME ON MARKET IN AROUND 60 YEARS