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29 Larkfield Road, Rawdon, Leeds, LS19 6EQ

Asking Price £895,000

Property Images



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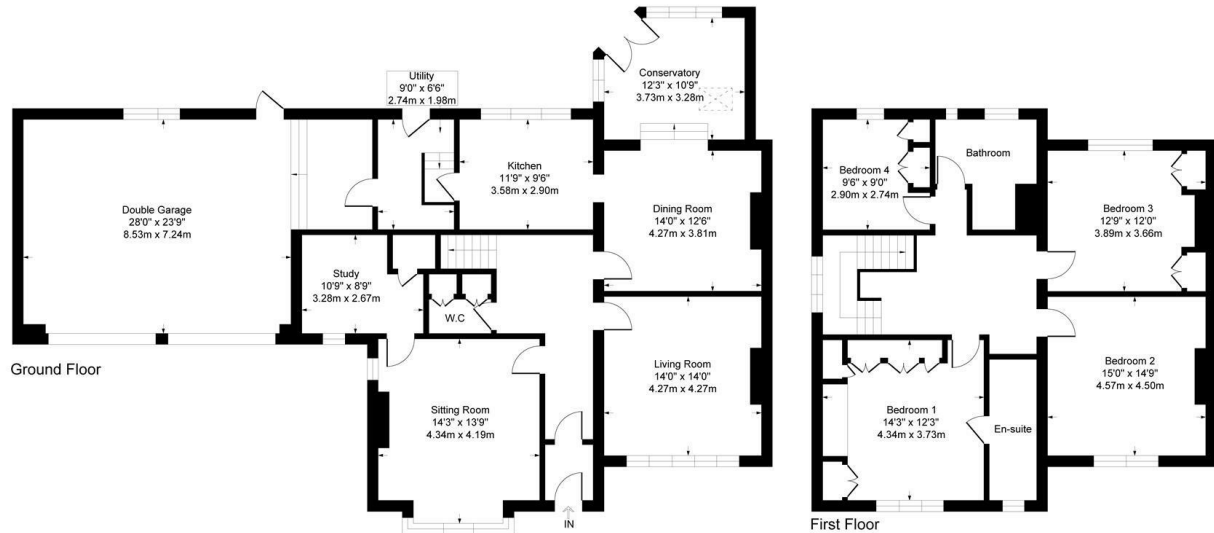
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Approximate Gross Internal Area
2878 sq ft - 267 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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: 4 Bathrooms: 3 Receptions: 3
Tenure: Freehold

A rare and exceptional period home, this stone-built semi-detached property occupies one of the most desirable positions in Rawdon, backing directly onto the serene Larkfield Tarn. With its rich history, stunning setting, and abundance of space, this remarkable residence offers a truly unique opportunity for prospective buyers. The property boasts four generously sized bedrooms, two luxurious bathrooms, multiple reception rooms, a double garage, a large driveway, and beautifully landscaped rear gardens, making it a home of significant character and charm.

Hunters Exclusive Homes proudly presents this extraordinary property, which seamlessly combines historical elegance with modern comforts. Retaining many original features such as exposed beams, deep skirtings, picture rails, traditional doors, and striking mullion windows, the home is a testament to timeless craftsmanship. Thoughtfully renovated with luxury fixtures and fittings, the interior is finished to a high yet sympathetic standard. The property's location is equally advantageous, being within walking distance of Rawdon's local amenities, reputable schools, and convenient transport links to Leeds, Harrogate, and York.

The ground floor offers an impressive array of living spaces. Upon entering, the grand entrance vestibule leads to a vast hallway, setting the tone for the spaciousness throughout. The sitting room is both inviting and elegant, featuring a striking stone fireplace and a leaded bay window with a charming window seat. A separate study provides practical workspace with additional understairs storage. The living room, with its exposed beams and stone fire surround complete with a log burner, offers a cosy retreat. The ground floor also includes a guest W.C. with fitted storage, a formal dining room, and a delightful garden room that showcases spectacular views of the expansive rear garden and the distant Billing. Adjacent is the well-equipped kitchen, featuring integrated appliances, a range cooker, and access to a utility area. Completing the ground floor is a large double garage, which includes a workshop area and direct access to the garden.

Upstairs, the property continues to impress with an expansive landing illuminated by original stained-glass windows. The principal double bedroom is a luxurious haven with its en suite shower room and fitted wardrobes. Two additional large double bedrooms, one of which also includes fitted wardrobes, provide ample space, while the fourth bedroom, also well-proportioned, offers further fitted storage. The house bathroom matches the en suite in its opulence, with a separate bath and shower cubicle.

Externally, the property is equally remarkable. The sweeping driveway to the front provides ample off-street parking, while the lawned front garden, with its mature trees and well-stocked borders, ensures privacy. The rear garden is a true masterpiece, with its extensive lawn, vibrant flowerbeds, and paved patio. A jetty leads out to the tranquil tarn, creating a perfect setting for relaxation or entertaining.

Situated on Larkfield Road, this home enjoys proximity to Horsforth, Yeadon, and Guiseley, offering diverse shopping, dining, and leisure options. Rawdon Village itself features essential amenities, all within easy walking distance. The area is well-connected, with major road links, regular bus services, and nearby train stations at Horsforth, Guiseley, and Apperley Bridge. Leeds Bradford Airport is also a short drive away, ensuring easy travel.

This freehold property benefits from mains utilities, gas central heating via a combination boiler, and ample parking. Early viewing is highly recommended to appreciate the charm, character, and stunning setting of this exceptional home.

Features

• BACKS DIRECTLY ONTO LARKFIELD TARN OFFERING VIEWS OVER THE WATER AND BILLING • PERIOD SEMI DETACHED HOME • PERFECT FAMILY HOME • SCOPE TO EXTEND TO THE REAR • MULTIPLE RECEPTION ROOMS • PERIOD FEATURES INCLUDING MULLIONED WINDOWS AND OPEN FIRES • CLOSE TO HIGHLY REGARDED SCHOOLS INCLUDING BRONTE HOUSE AND WOODHOUSE GROVE • EXCELLENT TRANSPORT LINKS • MASTER SUITE • DOUBLE GARAGE AND PARKING FOR SEVERAL CARS