

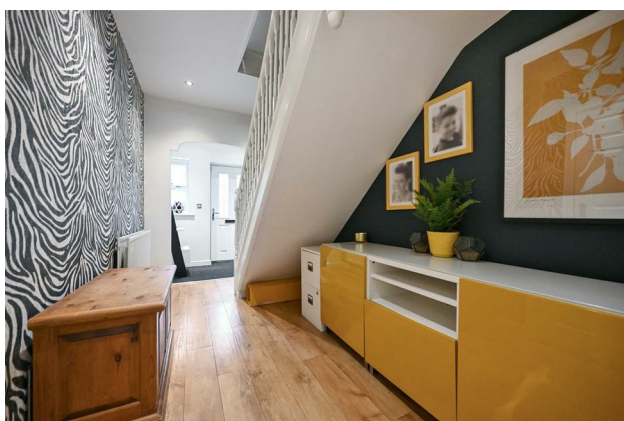
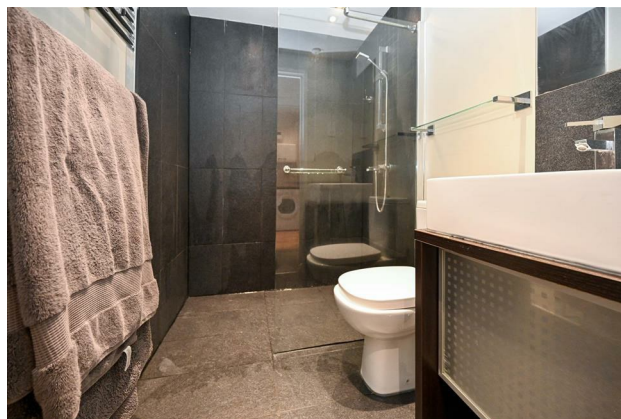
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15 Keelham Drive, Leeds, LS19 6SG

Offers In Excess Of £375,000

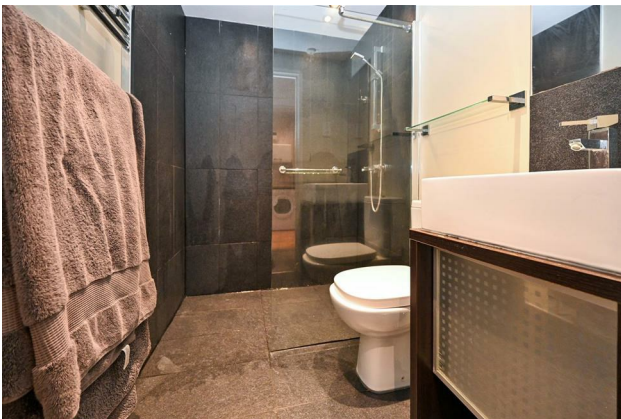
Property Images



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Property Images



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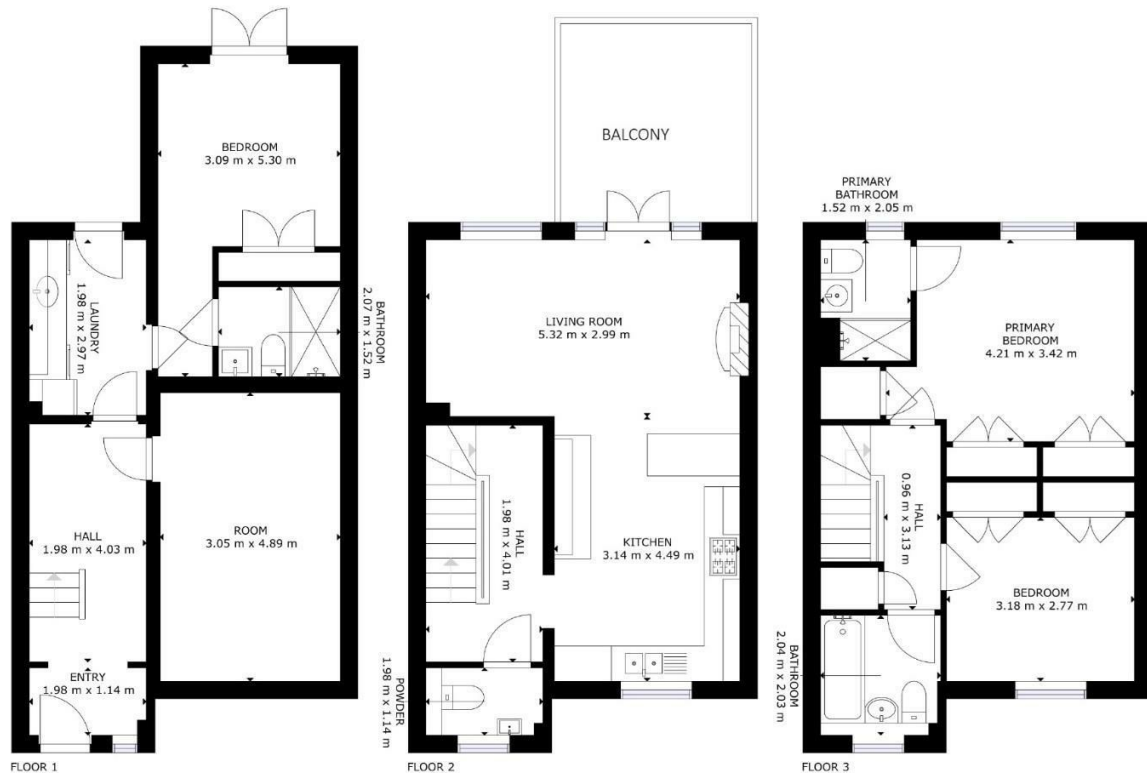
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Property Images



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GROSS INTERNAL AREA
FLOOR 1: 50 m², FLOOR 2: 42 m², FLOOR 3: 42 m²
TOTAL: 134 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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 - Townhouse Beds: 3 Bathrooms: 3 Reception: 2 Tenure: Freehold

Summary

This spacious and flexible modern townhouse offers an ideal setting for family living across three floors in the desirable village of Rawdon. The property boasts three well-sized bedrooms and three bathrooms, ensuring privacy and comfort for each resident. Located in a vibrant community with nearby amenities, schools, and green spaces like The Billing for scenic walks, it's perfectly positioned for convenience and leisure. Rawdon Cricket Club, known for its social events, is also a short distance away, enhancing the sense of community.

Upon entering, the ground floor presents a welcoming entrance hall leading to a versatile playroom, formerly the garage, which could serve as a home office or additional reception space. This floor also includes a spacious bedroom with an en-suite and direct access to the garden, and a well-equipped utility room with ample storage. The first floor opens into a stylish open-plan lounge, dining, and kitchen area, filled with natural light and featuring high-spec German kitchen fittings, sleek cabinetry, granite worktops, and modern integrated appliances. French doors open onto a decked balcony, providing a lovely outdoor space with views—perfect for relaxation or entertaining. A guest WC completes this floor.

On the top floor, a generous master suite offers fitted wardrobes and an elegant en-suite, while a further double bedroom is serviced by a modern house bathroom with a high-quality finish. The house is equipped with efficient 'Hive' central heating and uPVC double glazing, ensuring year-round comfort.

Outside, there is off-street parking for two cars at the front, while the enclosed rear garden provides a private space for family enjoyment, with a raised deck for gatherings and low-maintenance faux grass. Excellent transport links include nearby train stations at Apperley Bridge, Guiseley, and Horsforth, making it easy to commute to Leeds and surrounding areas.

Features

- SUBSTANTIAL MODERN TOWNHOUSE • VIEWS OVER RAWDON BILLING • EXTREMELY SOUGHT AFTER LOCATION • THREE BATHROOMS (TWO ENSUITE) PLUS WC • SUPERBLY PRESENTED • GARAGE CONVERSION • HUNTERS 360 TOUR • OPEN PLAN LIVING KITCHEN • CLOSE TO AMENITIES AND TRAIN STATION • CLOSE TO SCHOOLS AND RURAL WALKS