

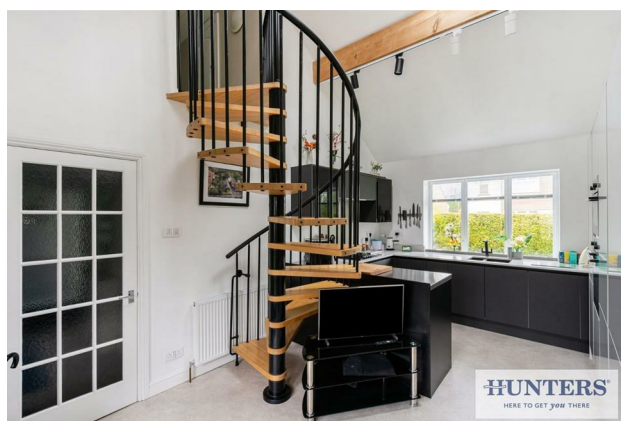
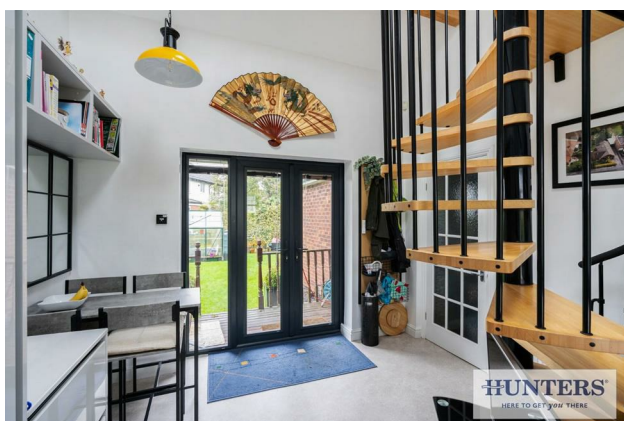
# HUNTERS®

HERE TO GET *you* THERE

**1 Peasehill Close, Rawdon, Leeds, LS19 6EF**

**Asking Price £525,000**

**Property Images**





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## Property Images





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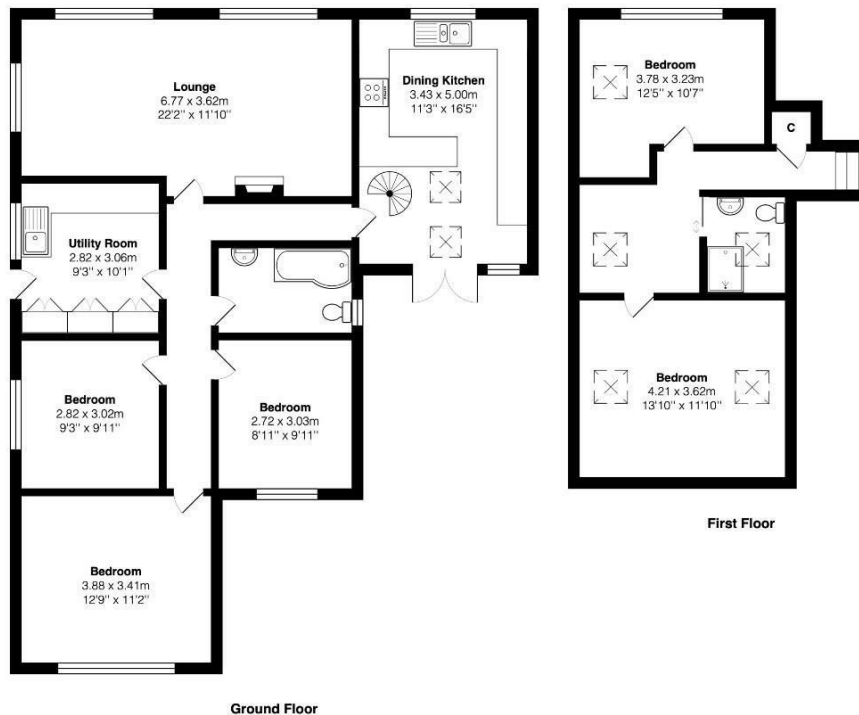
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## Property Images



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Total Area: 137.1 m<sup>2</sup> ... 1476 ft<sup>2</sup>  
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>	70	80
(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: 5 Bathrooms: 2 Receptions: 3  
Tenure: Freehold

Nestled in one of the most sought-after parts of Rawdon village, this attractive detached dormer bungalow presents a rare and exciting opportunity for those seeking a well-proportioned home in a prime location. With superb access to local shops, a wide range of amenities, excellent public transport links and the much-loved Rawdon Billing just a short stroll away, the position of this property is hard to beat. Offering generous and versatile accommodation across two floors, it is ideally suited to buyers wishing to downsize without sacrificing comfort, space or practicality.

On entering the property, you are welcomed by a useful entrance hall which also serves as a utility area—an ideal spot for coats, footwear and everyday essentials. From here, the heart of the home unfolds into a spacious, dual-aspect lounge. This bright and inviting room enjoys views across the gardens and benefits from an abundance of natural light, creating a warm and relaxing environment for daily living or entertaining.

The well-appointed dining kitchen provides plenty of storage and worktop space, making it perfect for both family meals and more formal gatherings. Adjacent to the kitchen is a charming sitting room, which could equally be used as a third ground-floor bedroom depending on the needs of the purchaser. Two further bedrooms are located on this floor, each offering comfortable proportions and flexibility of use, whether as sleeping accommodation, a study or hobby space. Completing the ground floor is the main house bathroom, fitted with a traditional suite and serving the bedrooms on this level.

To the first floor, the dormer extension provides two additional bedrooms, both of which enjoy pleasant outlooks and ample storage. A second bathroom/shower room on this floor adds valuable convenience, particularly for guests or multi-generational living.

Externally, the property continues to impress. To the front, the well-tended garden is attractively landscaped, offering kerb appeal and a welcoming first impression. The rear garden is equally delightful—an established, private space with carefully maintained planting and seating areas that invite you to relax and enjoy the tranquillity on offer. These outdoor spaces have clearly been nurtured over time and offer a high degree of privacy, making them perfect for gardening enthusiasts or those simply wishing to enjoy peaceful surroundings.

A driveway to the side of the property provides off-street parking and leads to a detached garage, ideal for additional storage, a workshop or secure vehicle housing.

In summary, this is a truly special dormer bungalow which combines a coveted Rawdon village setting with generous, adaptable accommodation and beautifully maintained outdoor spaces. Properties of this calibre, particularly in such a desirable location, seldom come to the market. Early viewing is therefore highly recommended to fully appreciate the quality, charm and potential this wonderful home has to offer.

A rare opportunity in this sought-after part of Rawdon, this detached dormer bungalow offers spacious, flexible living with five bedrooms, two bathrooms and generous reception areas. Beautifully maintained gardens, a driveway and detached garage complement its prime location close to shops, amenities, transport links and the picturesque Rawdon Billing.

## Features

• DETACHED DORMER BUNGALOW • VERY SOUGHT AFTER  
POSITION • RARE TO MARKET • FLEXIBLE AND VERSATILE  
ACCOMMODATION • CLOSE TO SHOPS AND AMENITIES • GARAGE  
AND DRIVEWAY • LANDSCAPED GARDENS • DINING  
KITCHEN • HIGH SPECIFICATION