

**56 Larkfield Avenue, Rawdon, LS19 6EN**

**Offers In The Region Of £240,000**

**Property Images**



## Property Images



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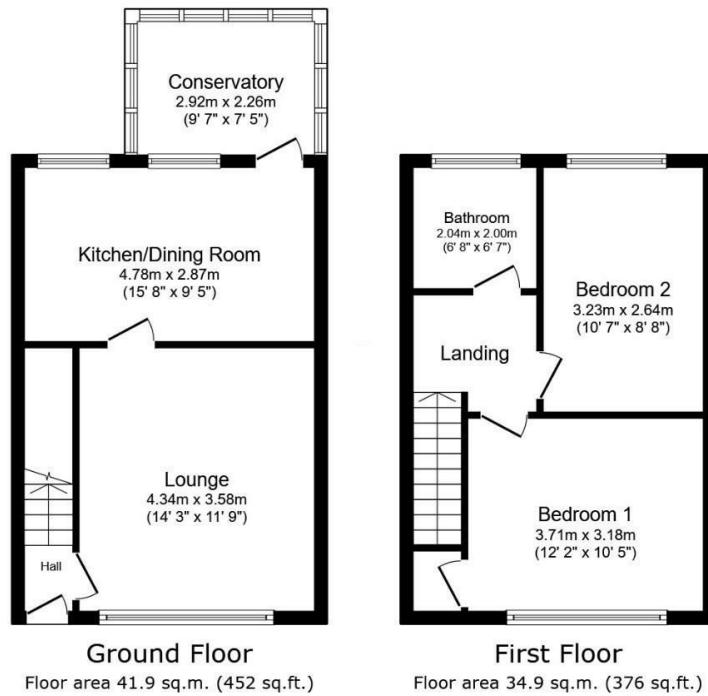
HERE TO GET *you* THERE

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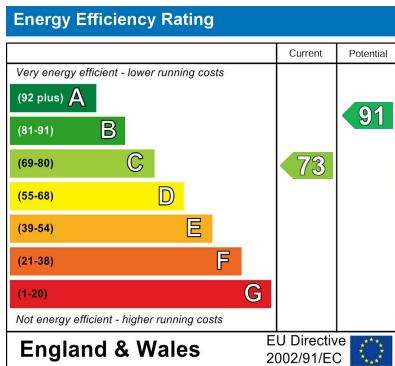
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Total floor area: 76.9 sq.m. (828 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io).

## EPC



## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This beautifully presented two-bedroom mid-terrace home is located in the ever-popular area of Rawdon and is perfect for first-time buyers or young families looking to settle in a sought-after location. Enjoying stunning, far-reaching westerly views across Rawdon and Yeadon, this property truly needs to be seen to be appreciated – early viewing is highly recommended.

Lovingly maintained by the current owner, the accommodation is both stylish and practical. The ground floor comprises a welcoming entrance hall, a bright and cosy lounge, and a spacious dining kitchen ideal for family meals or entertaining. To the rear, a conservatory provides a peaceful retreat to relax and take in the spectacular views over the valley, adding valuable additional living space.

Upstairs, you will find two well-proportioned bedrooms and a modern family bathroom, all tastefully finished and ready to move straight into.

Externally, the home enjoys well-tended lawned gardens to both the front and rear, with mature shrubs providing a good level of privacy – perfect for young children to play or for simply unwinding outdoors.

Rawdon itself is a vibrant and desirable location, offering a wide range of amenities including local shops, well-regarded schools, and leisure facilities. Excellent transport links make commuting to Leeds and Bradford straightforward, while Leeds Bradford Airport is just a short drive away, providing convenient access to international travel.

This is a fantastic opportunity to secure a home in a thriving community with breathtaking views and all the modern comforts – don't miss your chance to make it yours.

## Features

- LOVELY VIEWS TO THE REAR
- CUL DE SAC POSITION
- PRIVATE GARDENS
- CONSERVATORY EXTENSION
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- CHARMING FEATURES THROUGHOUT
- CLOSE TO SHOPS AND SCHOOLS
- CLOSE TO RAWDON BILLING