

HUNTERS®

HERE TO GET *you* THERE



74 Markham Avenue

Rawdon, Leeds, LS19 6NF

Price £375,000

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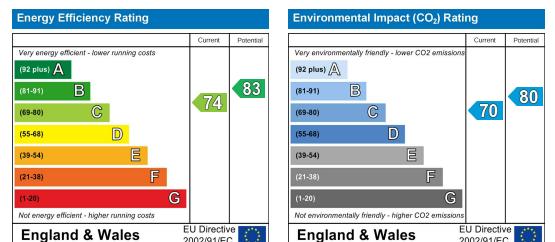
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- **LARGE FAMILY HOME WITH DOUBLE STOREY EXTENSION**
- **OPEN PLAN KITCHEN / DINER**
- **LARGE MASTER SUITE WITH WALK IN CLOSET AND WET ROOM**
- **THREE RECEPTION ROOMS**
- **OFF-STREET PARKING**
- **ENCLOSED GARDEN TO REAR**
- **HUNTERS 360 TOUR**
- **CLOSE TO SCHOOLS**
- **UTILITY ROOM AND GUEST WC**
- **EPC RATING = C**



A substantial and versatile family home offering bags of living space, four bedrooms with three doubles, a superb master suite, enclosed garden and close proximity to several highly regarded primary and secondary schools. With over 1500 square feet of accommodation the property must be viewed to fully appreciate.

Accommodation briefly consists of an extended entrance hallway, a spacious lounge, second sitting room, open plan kitchen and dining room with French doors leading out to the rear garden, utility room and guest wc. To the first floor can be found the master bedroom with walk in closet and wet room. Also to this floor are a further two double bedrooms, bedroom four and the main house bathroom.

Externally there are gardens to the front and rear with paved, lawned and decked areas complemented by planted borders and hedged and fenced boundaries. The property is within easy reach of a wide range of amenities, the aforementioned schools, picturesque walks over the billing and a train station.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.