

# HUNTERS®

HERE TO GET *you* THERE

**26 Larkfield Avenue, Rawdon, Leeds, LS19 6EN**

**Offers In Excess Of £325,000**

**Property Images**





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## Property Images



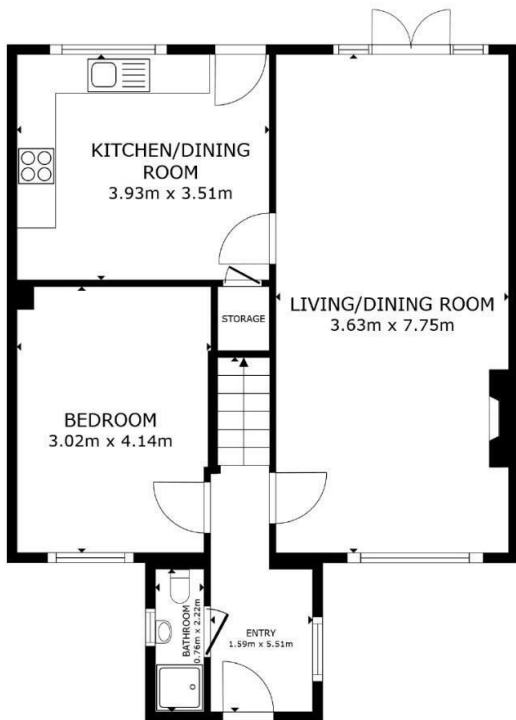


# HUNTERS<sup>®</sup>

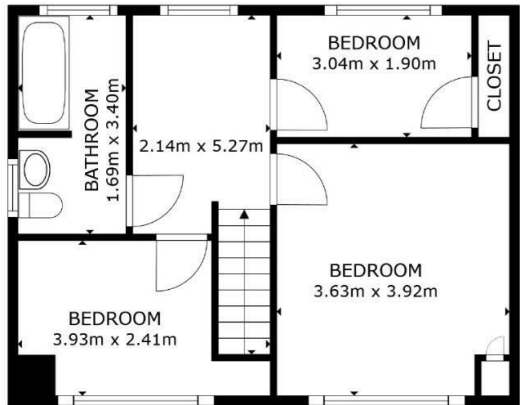
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## Property Images





FLOOR 1

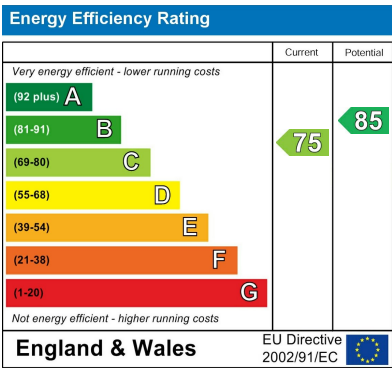


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 65.2 m<sup>2</sup> FLOOR 2 45.3 m<sup>2</sup>  
TOTAL : 110.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in a quiet cul-de-sac in the heart of Rawdon, this deceptively spacious double-fronted home offers a fantastic setting for family life. With well-proportioned and versatile living spaces, this property provides everything you need for comfortable modern living. The impressive 25ft lounge and dining area creates a superb space for relaxation and entertaining, while the well-appointed kitchen is both practical and inviting. A further reception room, currently used as a fourth bedroom, could easily serve as a family room, home office, or playroom, offering excellent flexibility.

Upstairs, the property boasts three generously sized bedrooms, each with ample space, alongside a spacious bathroom. The well-balanced layout ensures every area of the home is both functional and welcoming. The enclosed rear garden is perfect for children to play safely or for hosting summer gatherings, while the separate garage provides additional storage or secure parking.

Despite its peaceful setting, this home is just moments from highly regarded schools, excellent commuter links, and a wealth of local amenities. The recently opened train station at Apperley Bridge is only a short drive away, providing convenient access to Leeds, Bradford, and beyond. Rawdon itself is a highly sought-after village, known for its friendly community atmosphere and excellent facilities, including independent shops, cafés, a traditional pub, and takeaways.

With the stunning Rawdon Billing nearby, offering picturesque walks and scenic views, this location perfectly balances rural charm with accessibility. The A65 and Ring Road are close by, ensuring easy travel, while Leeds Bradford Airport is within easy reach for those who frequently travel further afield. A superb home in a fantastic location, offering space, versatility, and convenience in equal measure.

## Features

- IDEAL FAMILY HOME • DECEPTIVELY SPACIOUS • FOUR BEDROOMS • HUNTERS 360 TOUR • CUL DE SAC POSITION • GARAGE AND DRIVEWAY • CLOSE TO SCHOOLS, SHOPS AND AMENITIES • ENCLOSED GARDEN TO REAR (WITH ACCESS) • DINING KITCHEN • GUEST WC AND EXTENDED PORCH