

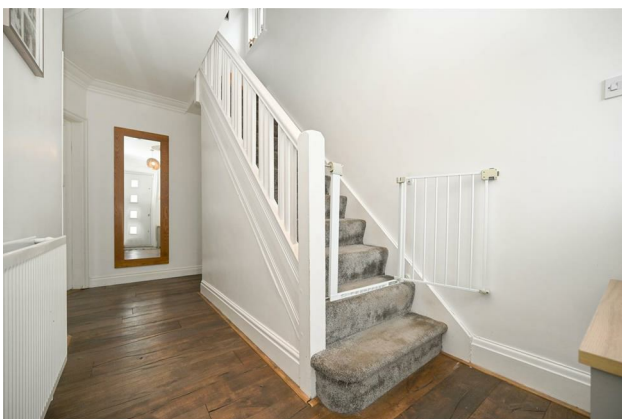
HUNTERS®

HERE TO GET *you* THERE

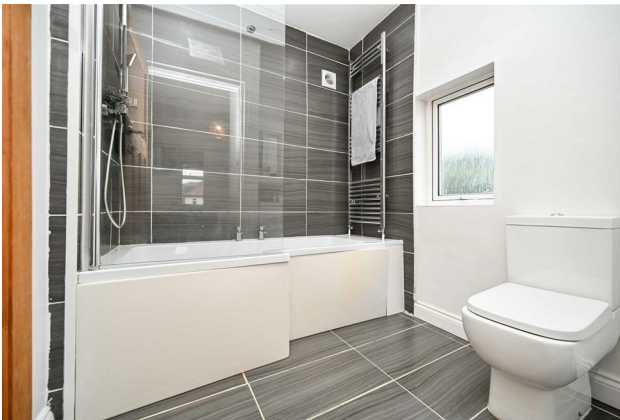
35 Carr Lane, Rawdon, Leeds, LS19 6PD

Offers In Excess Of £374,950

Property Images



Property Images

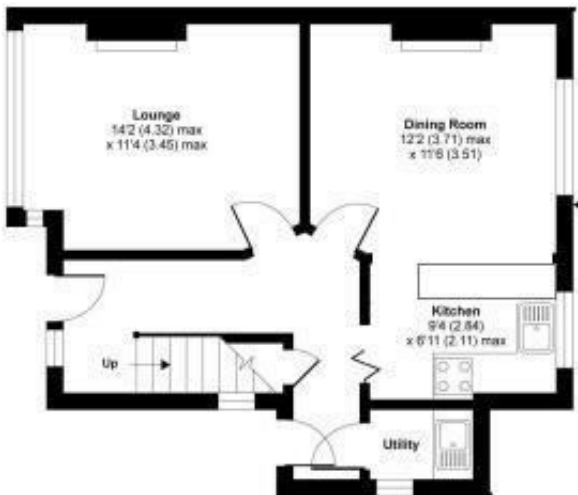


HUNTERS[®]

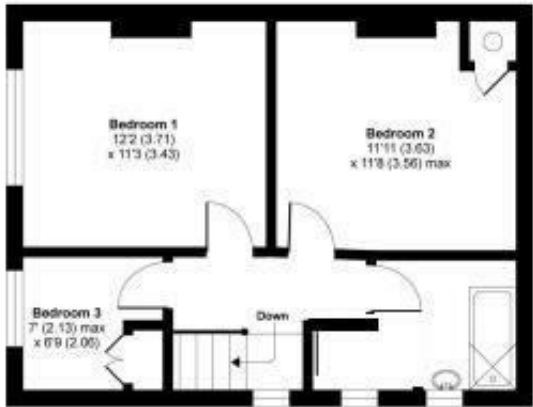
HERE TO GET *you* THERE

Property Images

Carr Lane, Rawdon, Leeds, LS19



GROUND FLOOR
APPROX FLOOR
AREA 46.9 SQM
(505 SQFT)




FIRST FLOOR
APPROX FLOOR
AREA 41.7 SQM
(449 SQFT)

APPROX, GROSS INTERNAL FLOOR AREA 954 SQ FT 88.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Hunters REF : 109164

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Welcome to this spacious semi-detached home, ideally situated just a short stroll away from the esteemed Rawdon St Peters Primary School. Boasting an enviable location, this larger style residence offers a perfect blend of convenience and comfort for a growing family.

As you step into the property through the welcoming entrance hall, you are greeted by a sense of warmth and character. The ground floor features two generously sized reception rooms, providing ample space for both relaxation and entertainment. The lounge exudes a cozy ambiance, creating an inviting atmosphere for family gatherings or quiet evenings.

The heart of this home lies in the open plan dining kitchen, a tastefully designed space that seamlessly combines functionality with style. With French doors leading out to the expansive rear garden, this area becomes a focal point for socializing and enjoying the outdoor charm. The potential for extension is a key highlight, offering the discerning buyer an opportunity to customize and enhance the living space, subject to the necessary planning consents.

Upstairs, the accommodation comprises three well-appointed bedrooms and a thoughtfully designed house bathroom. Each room is bathed in natural light, creating a pleasant and airy environment. The possibilities for personalization and adaptation make this property an exciting canvas for those looking to create their dream family home.

Externally, the property is surrounded by gardens to the front and rear, providing outdoor spaces for relaxation and recreation. Off-street parking to the side ensures convenience for residents, with the added bonus of a detached garage enhancing the practicality of this home.

Having undergone extensive updates by the current owners, this attractive family home is ready to accommodate the next chapter in its story. The combination of its prime location, spacious interiors, and the potential for expansion make this property a rare and enticing opportunity.

Features

- LARGER STYLE SEMI • EXTREMELY SOUGHT AFTER LOCATION • LARGE GARDEN • GARAGE AND DRIVEWAY • SCOPE TO EXTEND - SUBJECT TO PLANNING • UTILITY ROOM • OPEN PLAN DINING KITCHEN • CLOSE TO HIGHLY REGARDED SCHOOLS • IDEAL FAMILY HOME • NOT TO BE MISSED