

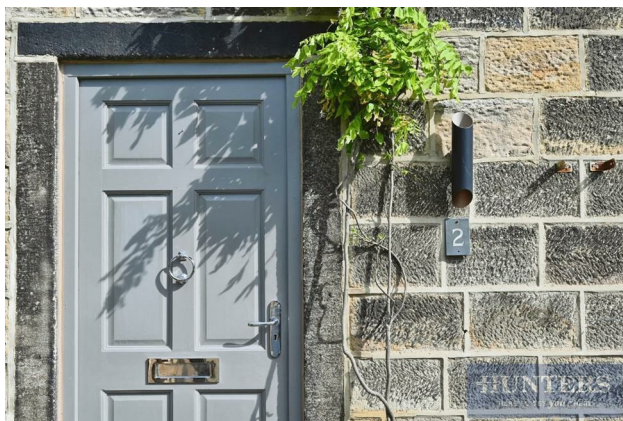
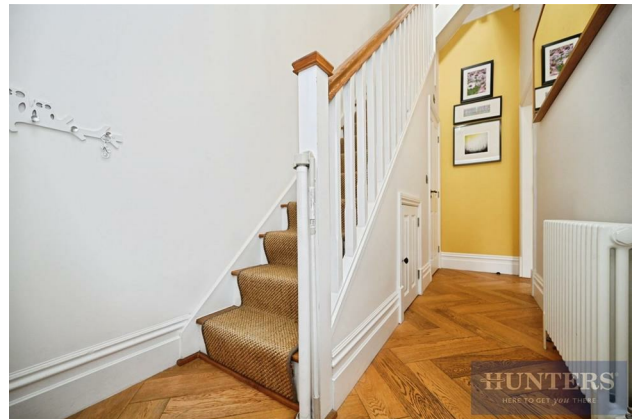
# HUNTERS®

HERE TO GET *you* THERE

**2 Aireview Court Low Green, Rawdon, Leeds, LS19 6HB**

**Asking Price £425,000**

**Property Images**

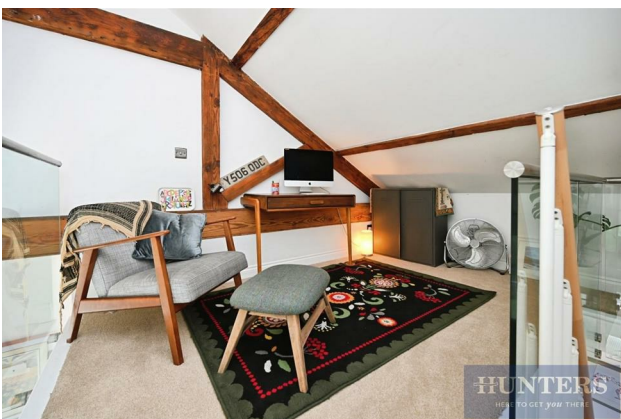




# HUNTERS®

HERE TO GET *you* THERE

## Property Images

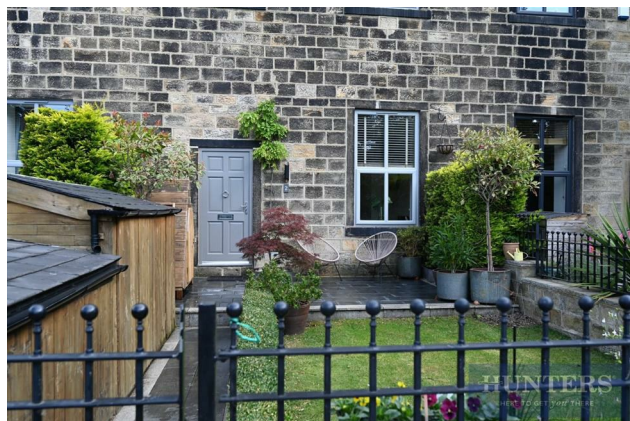




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE



GROSS INTERNAL AREA  
FLOOR 1: 32.92 m<sup>2</sup>, FLOOR 2: 32.83 m<sup>2</sup>, FLOOR 3: 32.94 m<sup>2</sup>, FLOOR 4: 6.47 m<sup>2</sup>  
REDUCE HEADROOM: 2.37 m<sup>2</sup>  
TOTAL: 105.16 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Townhouse Beds: 3 Bathrooms: 2 Reception: 2 Tenure: Freehold



## Summary

### Aireview Court – An Exceptional Stone-Built Townhouse in Rawdon

Nestled in an exclusive and tranquil corner of Rawdon, Aireview Court enjoys an enviably private setting on the edge of open countryside, with breathtaking views across the Aire Valley. Combining timeless character with a refined, contemporary finish, this exceptional property occupies a prime position within the local market.

From the moment you step inside, the quality is unmistakable. High ceilings, hardwood flooring, and expansive windows frame the surrounding scenery, allowing natural light to flood the interiors. Premium fixtures and fittings have been selected with care, creating a home that blends elegance with modern comfort.

The ground floor features a welcoming entrance hall leading to a stunning, open-plan 'L'-shaped living, dining, and kitchen area – perfect for both everyday living and entertaining. The bespoke, fully fitted kitchen boasts integrated, high-specification appliances, while a stylish guest cloakroom completes this level.

To the first floor are two generous double bedrooms, alongside a luxurious house bathroom with underfloor heating. The top floor is dedicated to the magnificent master suite, showcasing a vaulted ceiling with exposed beams and a mezzanine study – a striking retreat that feels both dramatic and serene.

Outside, the beautifully maintained front garden enjoys a sunny southerly aspect, providing a delightful spot for outdoor dining or quiet relaxation. Two allocated parking spaces add to the convenience, while the location offers peace, privacy, and proximity to stunning walks.

With its outstanding setting, superior craftsmanship, and unique charm, Aireview Court is a truly special home. Viewing is essential to fully appreciate all it has to offer. EPC rating: C.

## Features

- MODERN STONE TOWNHOUSE • THREE FLOORS PLUS MEZZANINE LEVEL • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • TWO PARKING SPACES • HIGH SPECIFICATION • FAR REACHING VIEWS TO FRONT • CLOSE TO SHOPS SCHOOLS AND AMENITIES • HUNTERS 360 TOUR • GUEST WC • SUPERB MASTER SUITE