

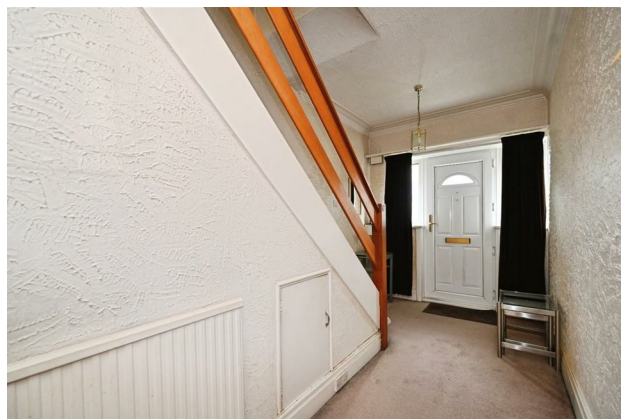
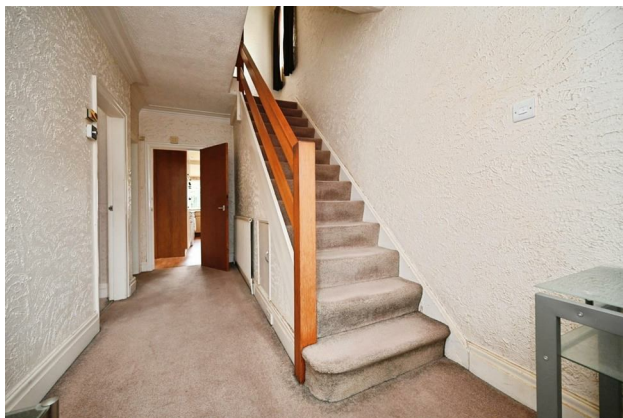
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43 Layton Lane, Rawdon, Leeds, LS19 6RQ

Asking Price £400,000

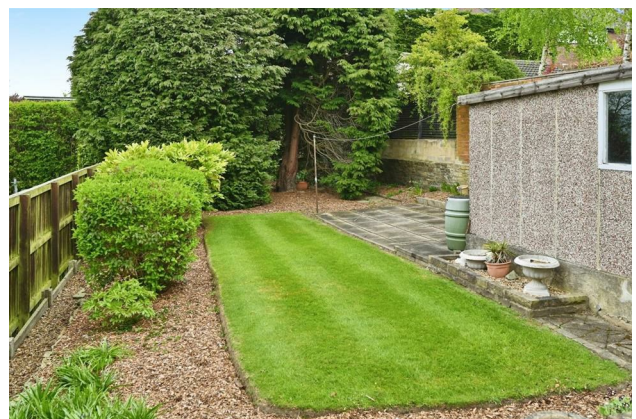
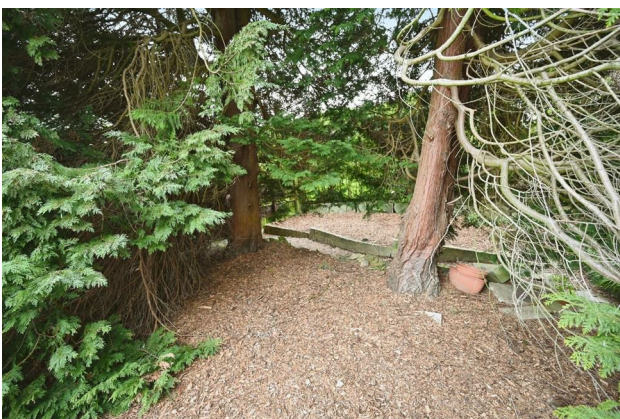
Property Images



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Property Images



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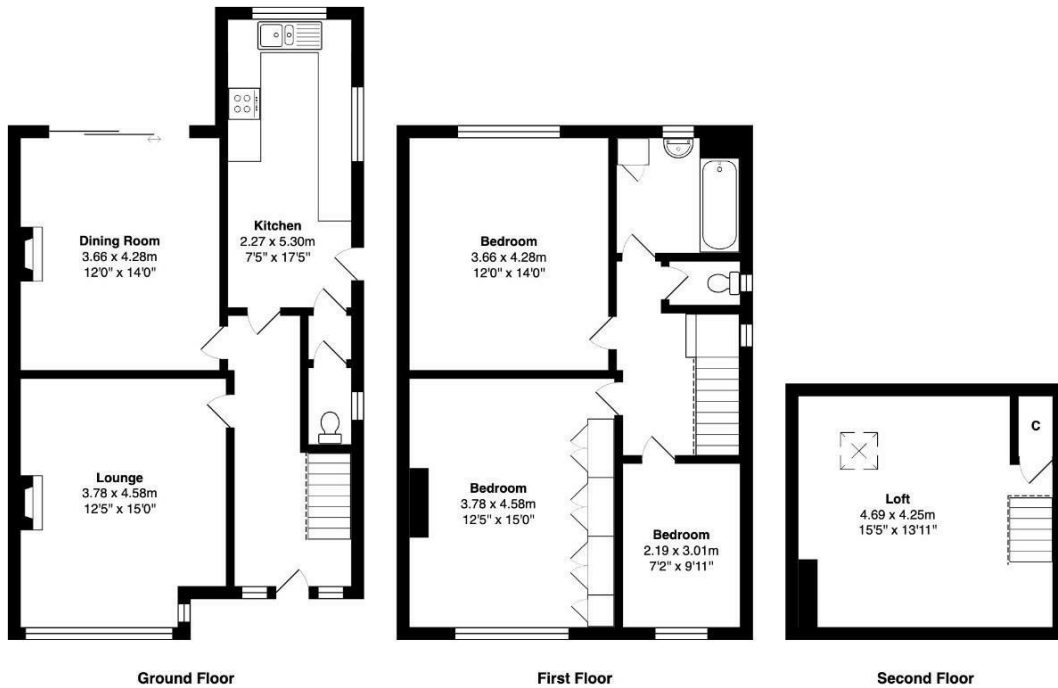
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Property Images



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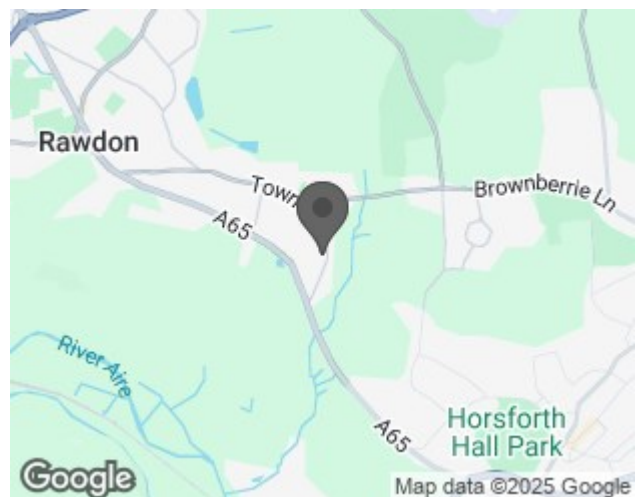
Total Area: 132.4 m² ... 1425 ft²

All measurements are approximate and for display purposes only

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	60	
(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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Positioned in the prestigious and highly sought-after Layton area of Rawdon, this spacious and much-loved stone-built semi-detached home offers an excellent opportunity for buyers seeking character, charm, and future potential.

This larger-style property boasts well-proportioned accommodation throughout, with a number of attractive period features. It provides an exciting canvas for the successful purchaser to modernise and potentially extend, subject to the necessary planning permissions, to create a truly exceptional family home.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, a formal dining room, a generously sized breakfast kitchen, and a useful guest WC. To the first floor are three good-sized bedrooms, the main house bathroom, and a separate WC. In addition, the property benefits from a spacious loft which offers excellent scope for conversion, further enhancing the living space.

Externally, the home sits on a generous plot with well-maintained gardens to both the front and rear. These are mainly laid to lawn and complemented by mature planted borders, offering both privacy and a pleasant outdoor setting. A detached garage and private driveway provide off-street parking and further convenience.

The location is ideal for families and commuters alike, with excellent access to a range of amenities, highly regarded primary and secondary schools, and nearby transport links including a local train station offering regular services to surrounding towns and cities.

Rarely do properties of this size and potential in such a desirable area come to market. Early viewing is strongly recommended to appreciate everything this wonderful home has to offer.

Features

- LARGER STYLE STONE SEMI • SCOPE TO EXTEND (SUBJECT TO PLANNING) • SCOPE FOR LOFT CONVERSION • LARGE GARDENS • NO ONWARD CHAIN • SOUGHT AFTER LOCATION • CLOSE TO SCHOOLS AND TRAIN STATION • SOME PERIOD FEATURES • GARAGE AND DRIVEWAY • HUNTERS 360 TOUR