

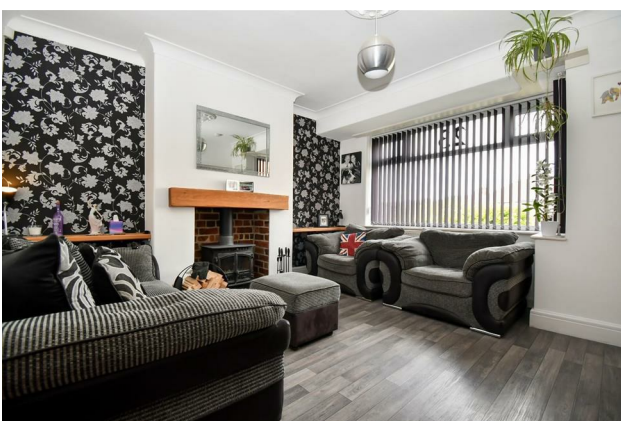
# HUNTERS®

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23 Benton Park Drive, Rawdon, Leeds, Yorkshire, LS19 6AN

Price £349,950

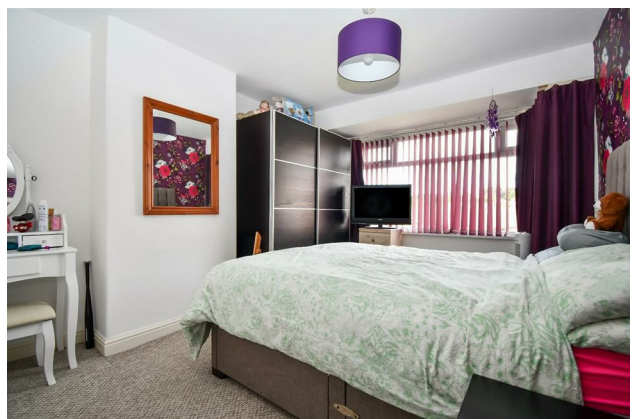
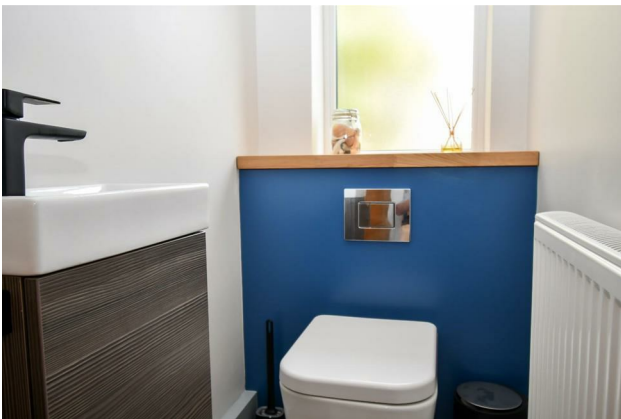
Property Images



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## Property Images



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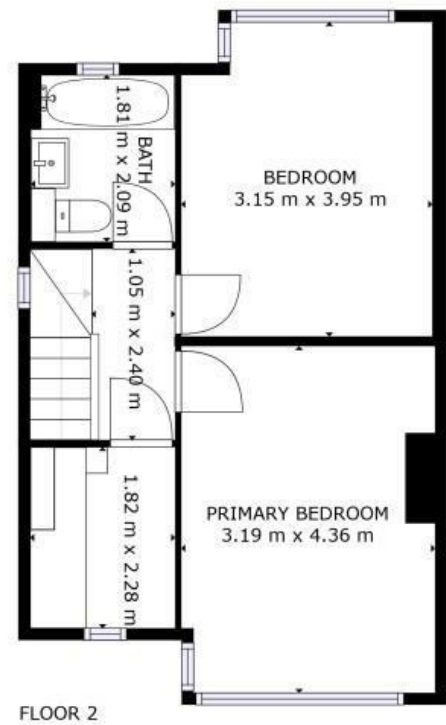
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## Property Images



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GROSS INTERNAL AREA  
FLOOR 1: 52 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
TOTAL: 92 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

Sitting on a generous corner plot with a slightly elevated position providing lovely views is this much improved, extended and high specification home. With a superb open plan dining kitchen which is perfect for a family or those who love to entertain, high quality fixtures and fittings throughout and landscaped gardens to three sides this exceptional home is not to be missed.

Accommodation briefly consists of an entrance hallway, side entrance with bay window, a spacious utility room with fitted units, side entrance, guest wc and the open plan dining kitchen with integrated Neff appliances, a breakfast bar and French doors leading out to the rear garden. To the first floor can be found the three bedrooms and luxury house bathroom.

Externally the property sits on a large plot with access from Benton Park Drive and vehicular access from Harrogate Road. The gardens are immaculately tended and consist of paved, lawned and gravelled areas with raised sleepers and planted borders. At the time of coming to the market the rear garden was bathed in sunshine. There is also a detached garage and double driveway.

Situated within this sought after part of Rawdon the property enjoys excellent access to several highly regarded primary and secondary schools, a wide range of amenities, the picturesque Rawdon Billing and a train station.

## Features

- HIGH SPECIFICATION • SUPERB DINING KITCHEN • CUL DE SAC POSITION • CORNER PLOT WITH LANDSCAPED GARDENS • NO ONWARD CHAIN • LARGE UTILITY AND GUEST WC • GARAGE AND DOUBLE DRIVEWAY • HUNTERS 360 TOUR • CLOSE TO SCHOOLS • EPC RATING = D