



22 Larkfield Avenue, Rawdon
£1,350 Per calendar month

AVAILABLE EARLY MARCH 2026 – QUIET CUL DE SAC
LOCATION - THREE BEDROOMS – GARAGE – STUNNING
THROUGHOUT – FULLY FURNISHED – DINING KITCHEN –
DINING ROOM – LARGE LIVING ROOM – FULLY
ENCLOSED CONTEMPORARY GARDEN

This fantastic three bedroom semi detached house is simply beautiful and won't be around for long! With gas central heating and Upvc double glazing it briefly comprises: Entrance hall, living room with hard wood flooring, dining room, dining kitchen finished to an executive standard with an island making it ideal for entertaining. The kitchen has a door leading straight to the rear garden. There are two double bedrooms and one single, all with built in wardrobes and storage. The house bathroom is modern with bath and shower above. To the front of the property is a large lawned and stocked garden. To the rear is a delightful lawned garden with a sun patio which is fully enclosed. There is a driveway and garage aswell as plentiful parking. Pets are allowed and this property

AREA GUIDE

Rawdon is a much sought after, extremely pleasant residential Village, conveniently situated just off New Road Side (A65). Commuting is straight forward; both the A65 and the Ring Road (A6120) are on hand providing major links to the motorway networks and the centres of Leeds and Bradford. A new train station has recently opened in Apperley Bridge and across the other side of the village is the Horsforth train station offering services to Leeds, York and Harrogate. For the

more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including local shops, a tea room, a public house and take-away, along with excellent schools.. This area is perfect for purchasers wanting to live in a popular situation with every convenience close by. Rawdon Billing is within a short walk, here you will find a lake and beautiful scenery with lots of space to enjoy a good walk.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
60		75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC