



Rakehill Road, Leeds

- STUNNING TWO BEDROOM SEMI-DETACHED HOME
- MASTER BEDROOM WITH ENSUITE
- PRIVATE DRIVEWAY
- BEAUTIFUL GARDENS WITH FANTASTIC VIEWS
- OPEN/PLAN KITCHEN DINER
- EPC D/ TAX BAND C

Asking Price £285,000

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Rakehill Road, Leeds

DESCRIPTION

Welcome to this stunning two bedroom semi-detached home, spanning across three floors with breathtaking gardens. This modern and stylish property is situated in the sought after area of Barwick In Elmet.

Entering the property you are greeted by an attractive entrance porch. Stepping inside, the ground floor hallway sets the tone for the rest of the property with its contemporary design.

The spacious lounge provides a comfortable and relaxing environment. The large windows flood the room with natural light, creating a bright atmosphere.

The heart of the home is the open plan modern kitchen diner, perfect for those who love to cook and entertain. The kitchen is fully fitted with modern appliances such as integrated dishwasher, electric oven & gas hob as well as a range of grey glossy wall and base unit, providing ample storage space. French doors leading onto the decking area with stunning views.

On the first floor, you will find the second bedroom, featuring fitted wardrobes that provide plenty of storage space. Also located on this floor is a stylish house bathroom, comprising a three piece suite; bath with overhead shower, wash basin and WC. Completing the first floor is a home office, which is perfect for those who work from home or need a quiet space to study.

The second floor lies the master bedroom suite. This room is generously proportioned and features french doors overlooking the stunning view. Also benefiting from an ensuite shower room with shower, wc and wash basin.

The gardens of this property really do have the WOW factor, the decking area is a perfect spot for outdoor dining or relaxation, where you can enjoy stunning views of the garden and surrounding, with steps leading down to the patio and lawn area. The property also features a storage space that is currently being used as a workshop and storage, offering plenty of room for tools, equipment, and other storage needs. Whether you're a DIY enthusiast or simply need a place to store your gardening equipment, this workshop is sure to come in handy.





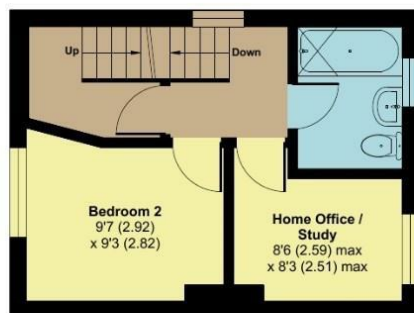
Rakehill Road, Barwick In Elmet, Leeds, LS15

Approximate Area = 889 sq ft / 82.5 sq m

Outbuilding = 268 sq ft / 24.8 sq m

Total = 1157 sq ft / 107.3 sq m

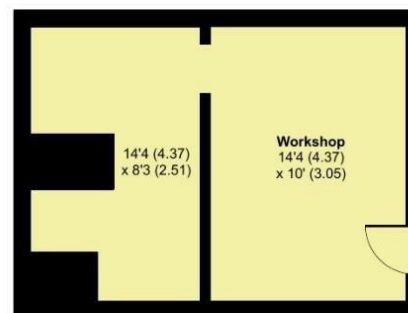
For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 24.8 SQ M
(268 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 15.4 SQ M
(166 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 24.8 SQ M
(268 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 42.2 SQ M
(455 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Hunters Property Group. REF: 970251

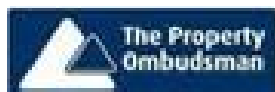
Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

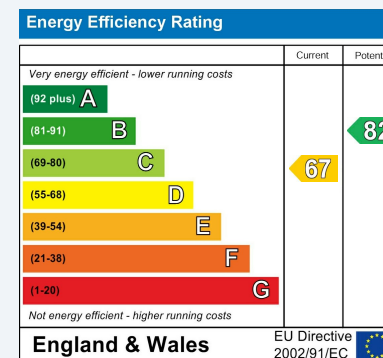
Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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