

HUNTERS[®]

HERE TO GET *you* THERE



Raynel Drive

Leeds, West Yorkshire, LS16 6BP

Offers Over £180,000



Council Tax: B



72 Raynel Drive

Leeds, West Yorkshire, LS16 6BP

Offers Over £180,000



Entrance Hall

10'3" (max) - 5'9" (max) (3.12m (max) - 1.75m (max))

Radiator and stairs to the upper level.

Lounge Dining Room

18'9" (max) - 10'9" (max) (5.72m (max) - 3.28m (max))

Electric fire with surround, radiator and sliding doors to the rear garden patio.

Kitchen Breakfast Room

13'9" (max) - 12'6" (max) (4.19m (max) - 3.81m (max))

Composite sink with drainer, boiler, tiled splash back and a range of wall and base units. Under stair storage.

Rear Porch

6'6" (max) - 3'6" (max) (1.98m (max) - 1.07m (max))

Door to the side.

Store Room

5'0" (max) - 3'6" (max) (1.52m (max) - 1.07m (max))

Landing

9'6" (max) - 6'0" (max) (2.90m (max) - 1.83m (max))

Store room and stairs to the lower level.

Master Bedroom

15'3" (max) - 9'9" (max) (4.65m (max) - 2.97m (max))

Built in wardrobes and radiator.

Bedroom Two

15'3" (max) - 9'3" (max) (4.65m (max) - 2.82m (max))

Built in wardrobes and radiator.

Store Room

6'0" (max) - 4'6" (max) (1.83m (max) - 1.37m (max))

Bathroom

8'3" (max) - 5'9" (max) (2.51m (max) - 1.75m (max))

Half tiled walls, bath with shower over, wash hand basin, radiator and w/c.

Front Garden

Grassed lawn and hedges forming a border.

Driveway

Gated with parking for several vehicles.

Detached Garage

Rear Garden

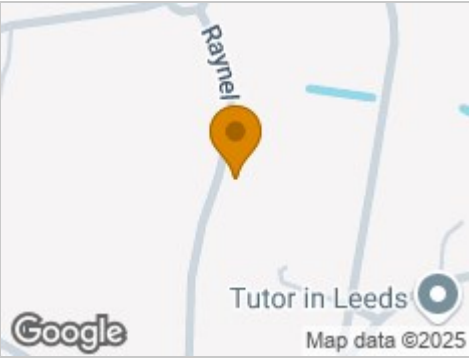
Patio area, grassed lawns, flower beds, plants, hedges and bushes,.

IDEAL FIRST TIME BUYER OPPORTUNITY – GREAT BUY TO LET INVESTMENT POTENTIAL – WIDER THAN AVERAGE PLOT TO THE SIDE – TWO BEDROOMS – SEMI-DETACHED HOUSE – GARDENS TO THE FRONT AND REAR – GATED DRIVEWAY – DETACHED GARAGE – GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING – NO CHAIN

With enormous potential to extended to the side subject to appropriate planning consents, this two bedroom semi-detached house is available with no chain. Located in Adel, the property is close to shops, bars, schools, pubs, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and detached garage externally. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, rear porch and store room on the ground floor. On the first floor there are two bedrooms, store room, landing and bathroom. Energy Rating - D



Road Map



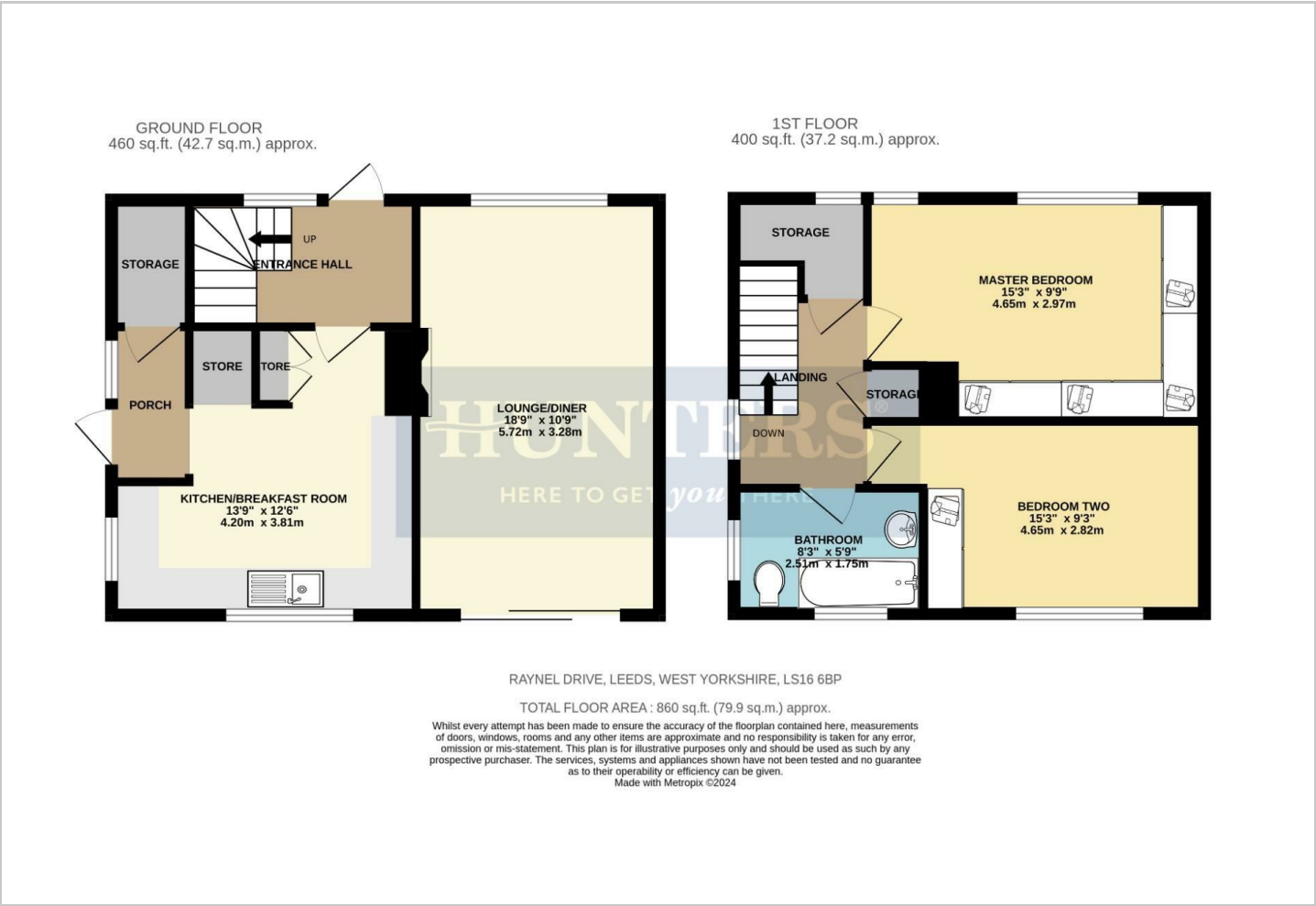
Hybrid Map



Terrain Map



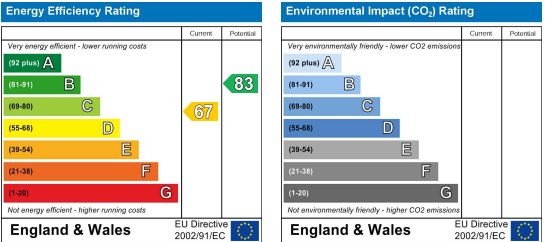
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.