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7 Raynel Green, Cookridge, LS16 6BT

Guide Price £250,000

Property Images



Property Images



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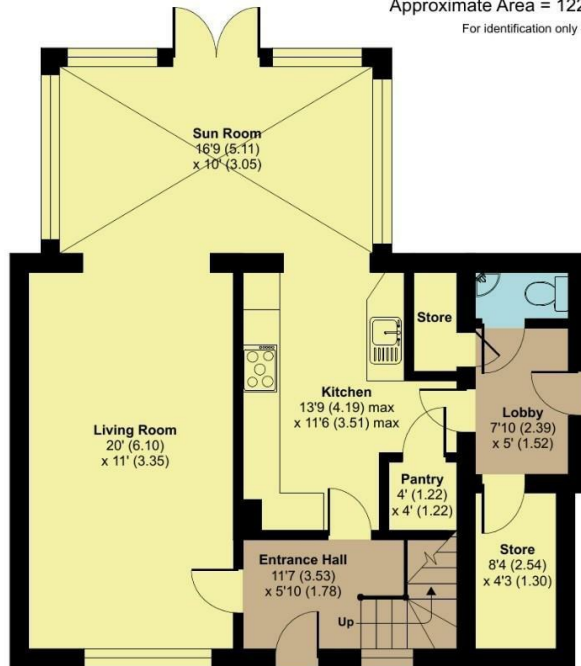
Property Images



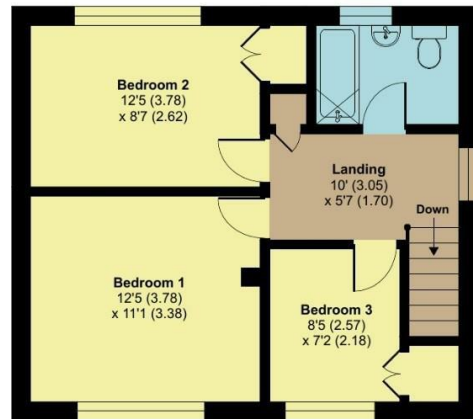
Raynel Green, Leeds, LS16

Approximate Area = 1228 sq ft / 114 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 71 SQ M
(764 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 43 SQ M
(464 SQ FT)

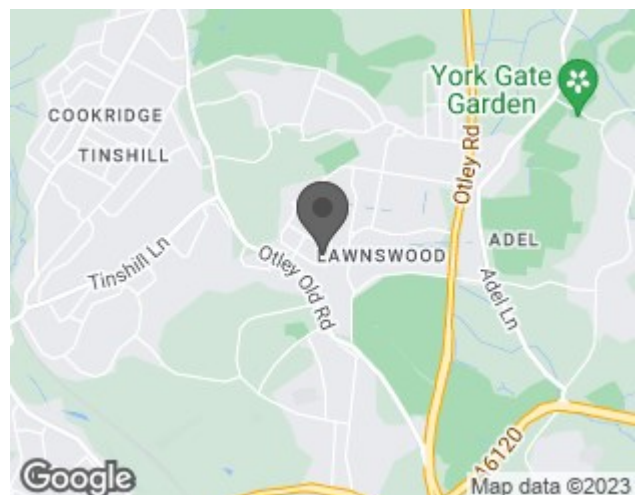


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Hunters Property Group. REF: 955261

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(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

Raynel Green is a delightful three bedroom Levitt Cartwright semi-detached family home that certainly stands out from the crowd. Offering a large family living space, open plan kitchen/dining/garden room and generous garden this energy efficient home (EPC B) benefits from owned Solar Panels providing an annual rebate on Electricity and external insulation. Raynel Green is close to Adel's many leisure activities, Cookridge Hall and Holt Park leisure centre. with good to Otley, Ilkley and beyond into the Yorkshire Dales.

Nearby Horsforth and Headingley provide all the essential amenities and the popular LS16 location offers good access into Leeds City Centre.

Viewing is required to appreciate everything on offer. Move in ready, some of this homes fantastic features include:

- Modern kitchen with access to a store room/utility area
- Full-length living room open to garden room extension
- Garden room, perfect for family/friends and taking breakfast in the sun.
- Brand new boiler installed 2022 with 12 year warranty
- 9V owned solar panels providing annual money back on electricity bills
- To the front of the property there is paved drive with off street parking and a front garden
- To the rear there is a particularly large garden with sunny seating area

This airy-build (concrete on steel frame) property will, in our opinion, make a fantastic starter family home. With lots of space on offer and an energy efficient home. The outdoor space is fantastic and the property has been extremely well loved by the current owner.

Call now to arrange your viewing.

Features

- THREE BEDROOMS • ENERGY EFFICIENT EPC: B (82) • OWNED SOLAR PANELS • GARDEN ROOM EXTENSION • UPDATED AND MODERNISED • LARGE ESTABLISHED ATTRACTIVE GARDEN • SIDE PORCH & DOWNSTAIRS WC • OFF STREET PARKING • COUNCIL: B