

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Raynville Road

Leeds, LS13 2TJ

£150,000



Council Tax: A



# 191 Raynville Road

Leeds, LS13 2TJ

£150,000



- Three double bedrooms with storage
- Two reception rooms plus hallway
- Kitchen with high and low units
- Downstairs guest WC
- Front and rear garden
- Close to Bramley and Kirkstall amenities
- Near Bramley train station

A three-bedroom TERRACED home offering practical living accommodation, Situated in a convenient and popular residential location, this property presents a fantastic opportunity for families or investors looking for versatile living space and excellent access to local amenities.

Upon entering the property, you are welcomed by an entrance HALLWAY leading through to TWO RECEPTION ROOMS. The LIVING ROOM benefits from natural light, creating a welcoming space to relax and unwind. The DINING ROOM offers additional flexibility, whether used for family meals, entertaining guests or as an alternative living area.

The KITCHEN is fitted with a range of wall and base units, providing practical storage and space for essential appliances. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property boasts THREE DOUBLE BEDROOMS, each benefiting from STORAGE, offering room for bedroom furniture and personal belongings. The family BATHROOM is fitted with a bath with shower over, washbasin and WC.

Externally, the property benefits from GARDENS to both the front and rear. The rear garden is predominantly paved and arranged over terraced levels, with raised planting beds offering an opportunity to introduce greenery. This practical, low-maintenance outdoor space provides room to enjoy some fresh air, create a seating area or simply relax during the warmer months.

A fantastic selection of everyday amenities can be found nearby, including supermarkets, local shops, cafés and leisure facilities. Kirkstall Bridge Shopping Park and Cardigan Fields provide further shopping, dining and entertainment options.

For those who enjoy spending time outdoors, Bramley Park and the Leeds & Liverpool Canal offer lovely opportunities for walking, cycling and enjoying the surrounding green spaces.

The property is also well placed for transport connections, with local bus routes providing access towards Leeds city centre and surrounding areas. Bramley railway station offers further connections towards Leeds, Bradford and beyond, making this an excellent choice for commuters.

Tel: 0113 257 6198

### KITCHEN

10'6" x 9'7" (3.21m x 2.94m)

### LIVING ROOM

14'5" x 10'9" (4.40m x 3.30m)

### DINING ROOM

10'9" x 6'11" (3.30m x 2.13m)

### WC

5'6" x 5'4" (1.70m x 1.63m)

### BEDROOM

12'10" x 9'8" (3.92m x 2.96m)

### BEDROOM

9'10" x 9'3" (3.00m x 2.83m)

### BEDROOM

9'11" x 8'7" (3.03m x 2.64m)

### BATHROOM

8'11" x 5'5" (2.72m x 1.67m)



Road Map



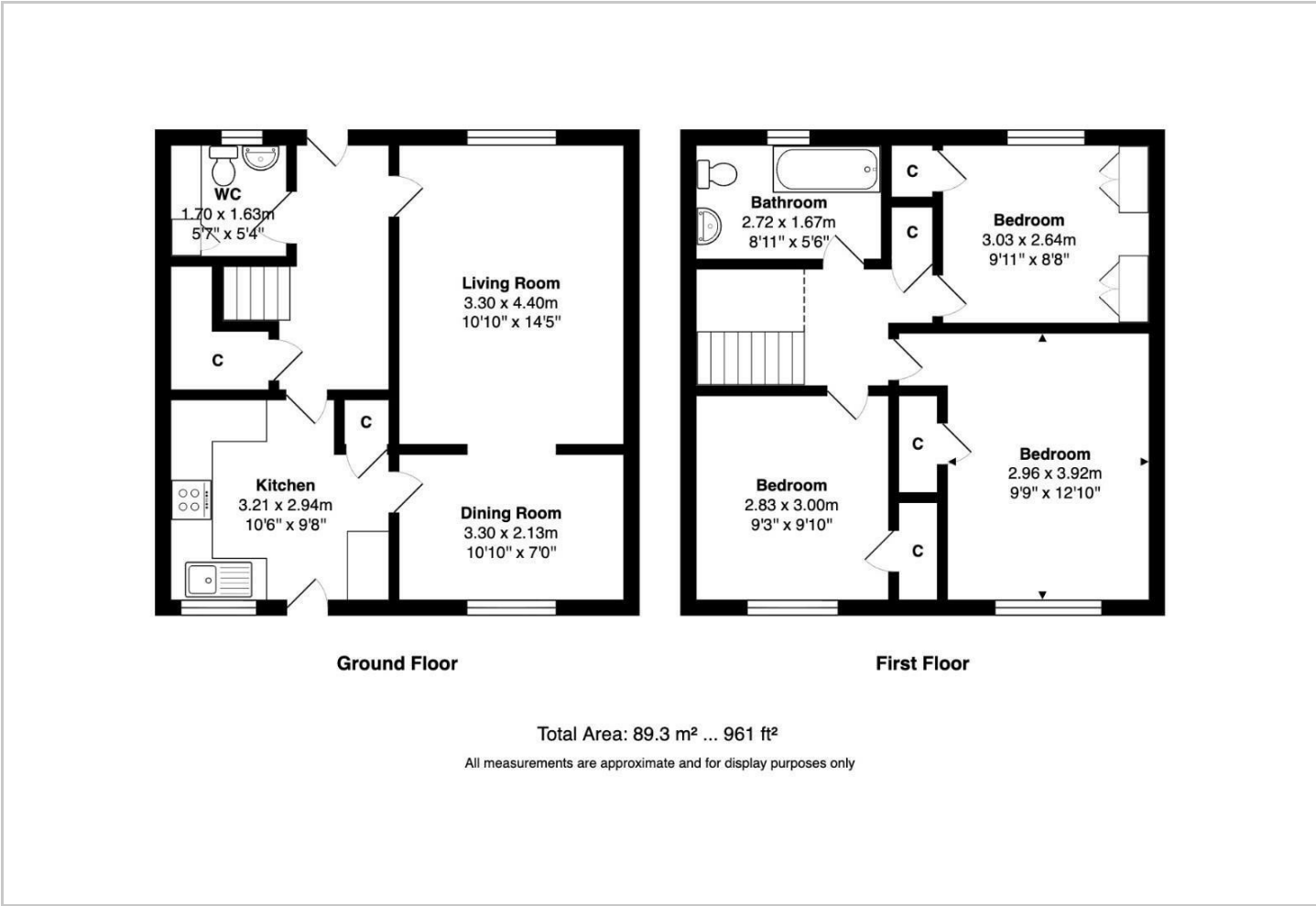
Hybrid Map



Terrain Map



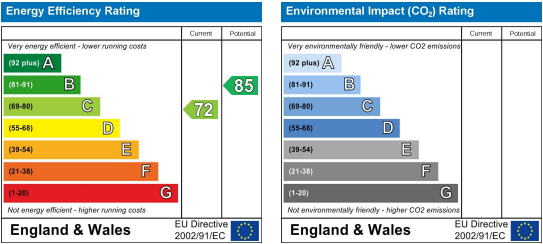
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 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.