



12 Raynville Grove Leeds



3 Bedroom House - Semi-Detached £239,995

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12 Raynville Grove, Leeds, West Yorkshire, LS13 2RP

GROUND FLOOR:

Hallway:

Access via a front entrance door, double glazed window, stairs rising to the first floor, access to the open plan living space

Open Plan Living Area:



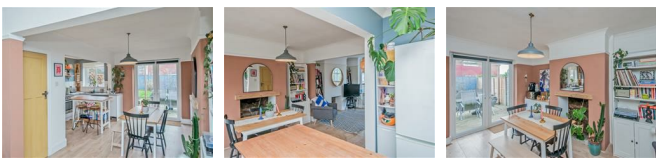
The Living Room, Dining Area and Fitted Kitchen are all open plan creating a spacious and functional family and entertaining area

Living Room:



Double glazed bay window, a feature fire place, central heating radiator, television point, open plan to the dining area

Dining Area:



Double glazed French doors opening onto the rear garden, ample space for a dining table and chairs, open plan to the living room and fitted kitchen

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven, four ring electric hob, an inset stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, under-stairs storage / pantry

FIRST FLOOR:

Landing:

Double glazed window, Access to the first floor accommodation, access to the loft space

Bedroom One:



Double glazed bay window, central heating radiator, ample space for a range of double bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator, ample space for a range of double bedroom furniture

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and a plumbed shower, wash basin set into a vanity unit, low flush WC

TO THE OUTSIDE:



Gardens:



There are gardens to three sides. The front and side gardens have planted beds containing a variety of ornamental planting. The rear garden is a good sized and has a lawn, decked and low maintenance seating areas, a pergola, and planted beds.

Garden Room / Workshop / Home Office:



A multipurpose room which benefits from having power and light and a double glazed window overlooking the garden

Off Street Parking:



Gated access leads to a block paved driveway which provides useful off street parking

Council Tax Band & EPC Rating:

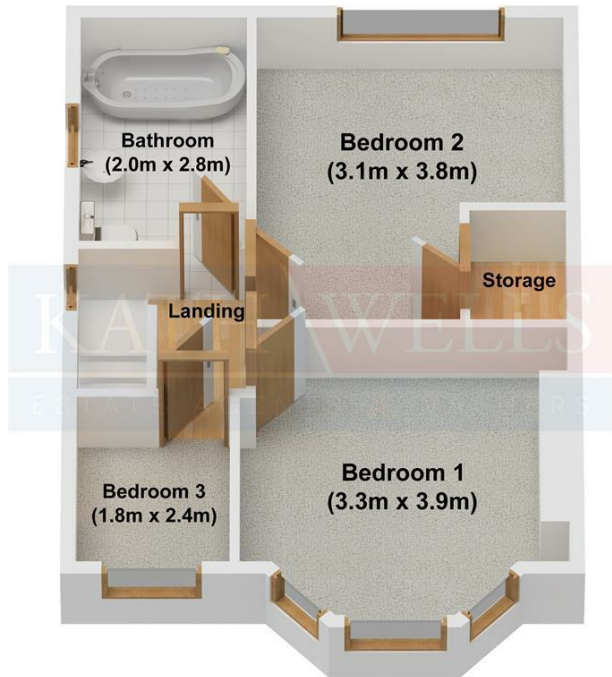
Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6720-2296-0141-3096-0483>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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	

First Floor



Ground Floor

