

KATH WELLS

ESTATE AGENTS & VALUERS



12 Raynville Grove, Leeds, LS13 2RP Offers In The Region Of £239,995

A THREE BEDROOM SEMI DETACHED PROPERTY which has been REFURBISHED to create a LARGE OPEN PLAN FAMILY AREA to the ground floor with living, dining and kitchen areas. Situated in a popular residential area of Bramley and conveniently located for access to Leeds City Centre, the motorway networks, and a short drive from Bramley Railway Station, this property would make an ideal home for a variety of buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond.

Briefly throughout, and to the ground floor the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a LARGE OPEN PLAN FAMILY AREA with a LIVING ROOM, a large DINING AREA with ample space for a dining table & chairs and doors opening onto the rear garden, and a FITTED KITCHEN with an ample range of cabinets.

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a BATHROOM / WC with a modern white suite and a shower above the bath.

Externally there are GARDENS TO THREE SIDES. The front and side gardens have planted beds. The rear garden is a good size and has decked and low maintenance seating areas, a lawn and planted areas. There is a GARDEN ROOM / WORKSHOP / HOME OFFICE with a double glazed window, power and light

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:

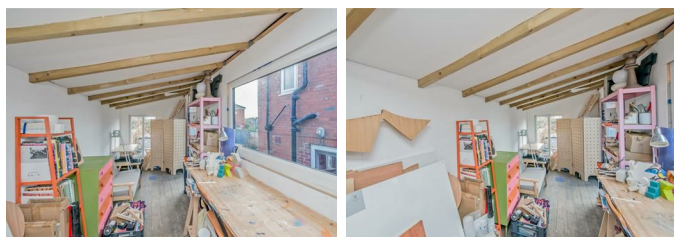


Gardens:



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:

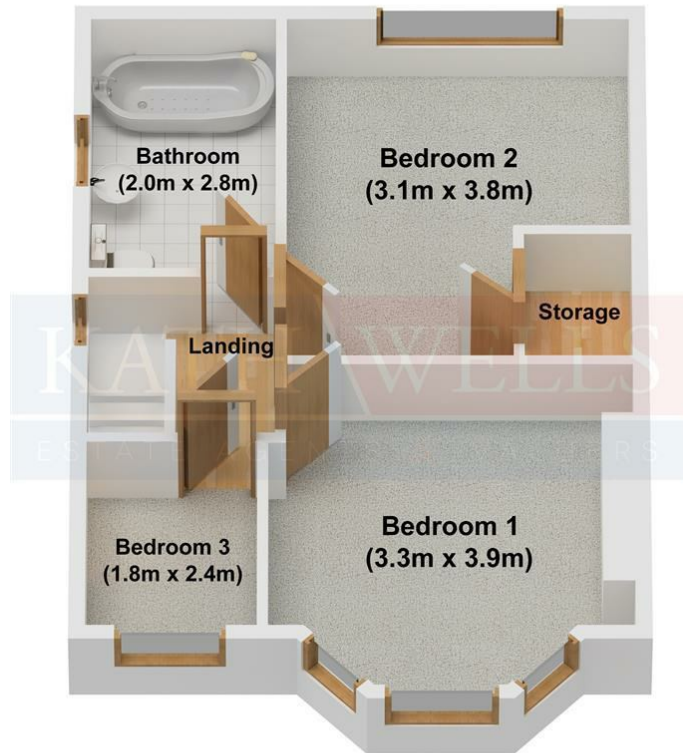
Council Tax Band: B / EPC Rating: C

EPC Link:

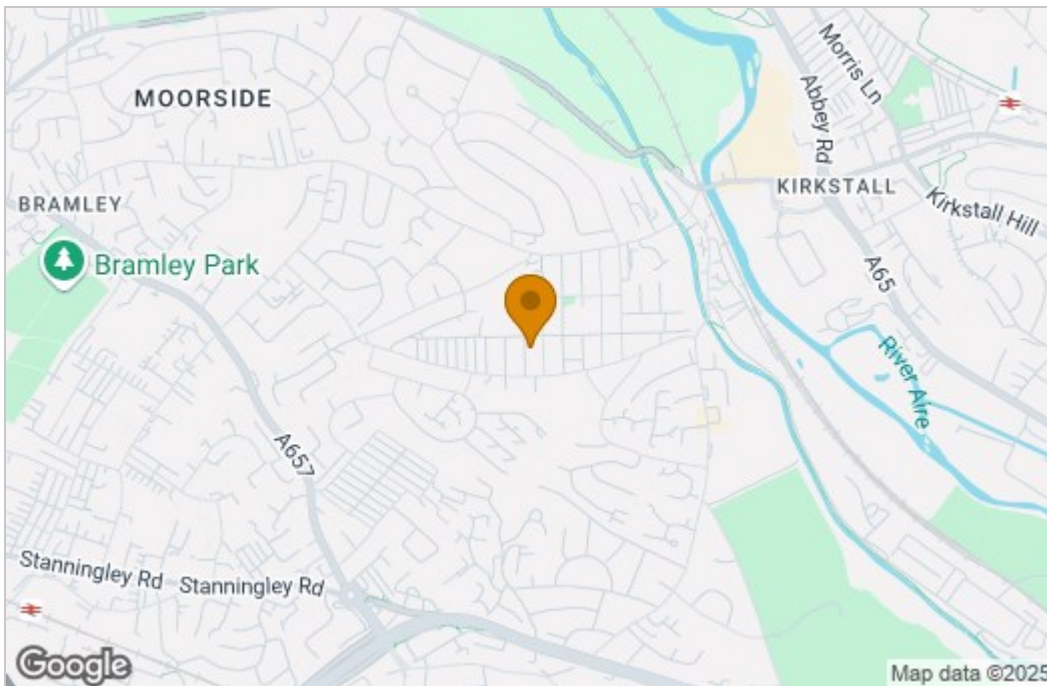
<https://find-energy-certificate.service.gov.uk/energy-certificate/6720-2296-0141-3096-0483>

Floor Plan

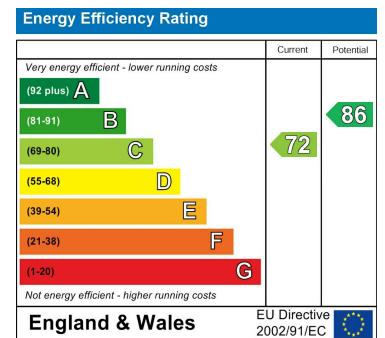
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.