



Raynville Avenue, Leeds LS13 2RS



welcome to

Raynville Avenue, Leeds

GUIDE PRICE £220,000 - £230,000. Beautifully improved three-bedroom semi-detached home in Bramley featuring new electrics, radiators, kitchen and bathroom. With a driveway, gardens front and rear, two double bedrooms and a convenient location close to shops and green spaces.



Property Information

Occupying a pleasant position in Bramley, ideally situated between Bramley Shopping Centre and Kirkstall Bridge and within easy reach of green spaces, this well-presented three-bedroom semi-detached home has been significantly improved by the current owner. Upgrades include new electrics, radiators, a modern fitted kitchen, contemporary bathroom.

Externally, the home benefits from gardens to both the front and rear, together with a driveway providing off-street parking. Offering spacious accommodation throughout, this is an ideal purchase for first-time buyers, young families and those looking for a home requiring little or no work.

Entrance Hall

A welcoming entrance hallway providing access to the ground floor accommodation. Bright and inviting, it offers a practical space for greeting guests and benefits from the modern improvements carried out throughout the property.

Lounge

A comfortable and spacious reception room filled with natural light from the front-facing window. Offering ample space for a range of furniture, this is the perfect place to relax and unwind.

Kitchen

The kitchen has been thoughtfully updated by the current owner and features a range of contemporary wall and base units with complementary work surfaces. Designed with both style and practicality in mind, there is ample cupboard storage and worktop preparation space, making it ideal for everyday family life and entertaining alike. A door provides access to the rear garden.

Landing

With access to all first-floor rooms and a window allowing natural light to flow through the space.

Loft Space

Bedroom One

A generous double bedroom offering plenty of space for freestanding bedroom furniture. Beautifully presented and ready to move straight into, this room provides a peaceful retreat at the end of the day.

Bedroom Two

A further good-sized double bedroom, ideal for family members, guests or those requiring additional space for home working. Well proportioned and tastefully decorated throughout.

Bedroom Three

A versatile single bedroom perfect as a child's room, nursery, dressing room or home office, depending on individual requirements.

Bathroom

Installed approximately one year ago, the stylish bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC. Finished to a contemporary standard, it offers a fresh and modern space for everyday use.

Outside Area

To the front of the property is a garden area alongside a driveway providing valuable off-street parking.

To the rear, the enclosed garden offers a great space for relaxing, entertaining or enjoying time outdoors. Ideal for families and those with pets, the garden provides a pleasant extension of the living accommodation during the warmer months.

Agents Note



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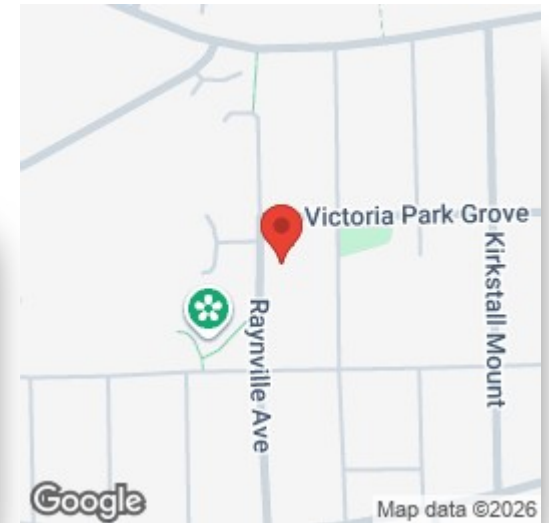
- GUIDE PRICE £220,000 - £230,000
- Improved by the current owner
- Modern fitted kitchen
- Contemporary bathroom suite
- Gardens to front and rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117244 - 0002

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