

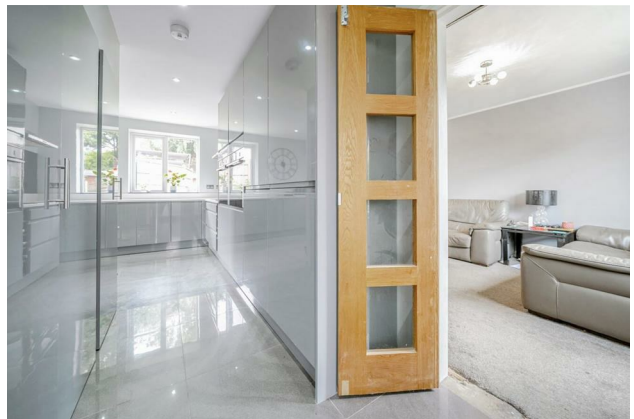
# HUNTERS®

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Raynel Approach, Cookridge, LS16

Guide Price £240,000

Property Images



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## Property Images



## Floorplan



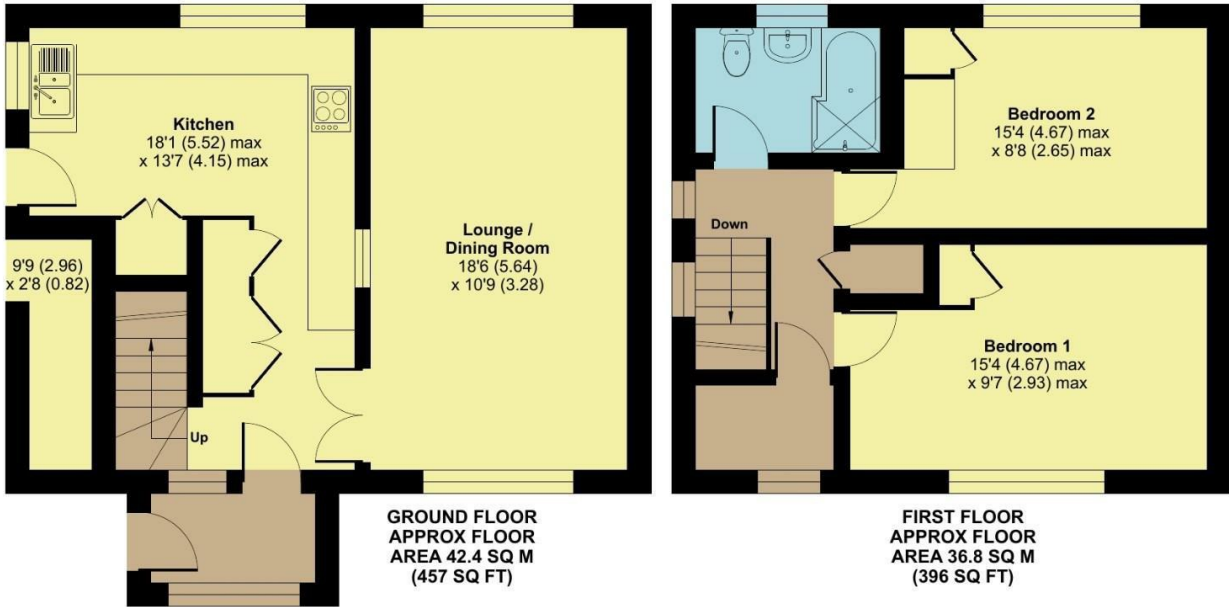
### Raynel Approach, Leeds, LS16

Approximate Area = 853 sq ft / 79.2 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 878 sq ft / 81.5 sq m

For identification only - Not to scale

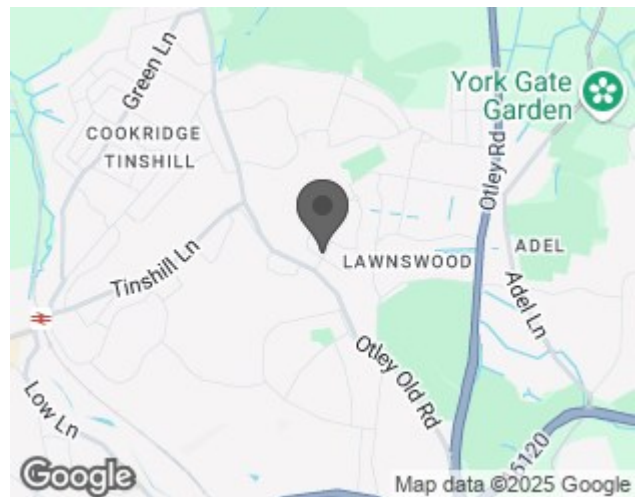


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1329372

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

### Spacious Two-Bedroom Semi-Detached Home on a Generous Plot

Situated on the sought-after Raynel Approach, this Livett-Cartwright built two-bedroom semi-detached home occupies a large plot, making it an ideal purchase for first-time buyers, downsizers, or those looking to add further value. Thoughtfully modernised, the home also presents excellent potential for future enhancements.

Conveniently located within easy reach of a wide range of amenities, the property benefits from proximity to highly regarded nurseries and schools, the Leeds Outer Ring Road, excellent bus services, and superb rail links to both Leeds and Harrogate. A variety of popular social and public sports facilities are also nearby, ensuring a vibrant and well-connected lifestyle.

#### Key Features:

- Generous and well-balanced living accommodation
- Spacious open-plan entrance hallway
- Bright through lounge with dual-aspect windows, offering views over both the front and rear gardens
- Modern kitchen featuring quartz worktops, integrated appliances including double oven, induction hob, dishwasher, fridge/freezer, and a separate pantry cupboard
- Two well-proportioned bedrooms, with the rear bedroom benefiting from storage cupboard
- Additional large storage room, offering potential to be converted into a third bedroom (as seen in similar properties)
- Stylish modern bathroom with shower over bath, vanity unit, and heated towel rail
- Enclosed gardens to three sides, mainly laid to lawn with patio areas to the front and rear
- Useful side storage

Internal viewing is highly recommended to fully appreciate the space, and potential of this wonderful home.

## Features

- LIVETT-CARTWRIGHT BUILD • TWO BEDROOMS • MODERN SLEEK KITCHEN • LARGE CORNER PLOT WITH GARDENS TO THREE SIDES • POPULAR LOCATION • POTENTIAL TO ADD VALUE • EPC RATING:- D • COUNCIL TAX BAND:- A