



Raylands Road | | LS10 4AG

£190,000

Two bedroom semi detached | EPC D | Council Tax A

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\*\*\*TWO BEDROOM SEMI\*\*\*ELEVATED POSITION\*\*\*NO CHAIN\*\*\*

This attractive semi-detached property, neutrally decorated and well-presented throughout, is now available for sale. Ideally located with easy access to public transport links, nearby schools, local amenities, and green spaces, the property also benefits from a strong local community.

The property boasts a well-proportioned layout with one elegant reception room, one fitted kitchen, two double bedrooms, and a bathroom. The reception room is open-plan and features large windows, a charming fireplace, and an enchanting view of the garden, creating a warm and inviting atmosphere. The kitchen bathes in natural light and is fully fitted, offering plenty of space for culinary activities.

The two bedrooms are both spacious doubles, with the master bedroom having the added advantage of built-in wardrobes. Both rooms are flooded with natural light, offering a serene atmosphere for relaxation.

The bathroom is a modern space, fitted with a walk-in wet room, ensuring a luxurious experience. Unique features of this property include a cosy fireplace, off-street parking, and a well-maintained garden, which will surely be appreciated during the warmer months.

This property is ideal for couples seeking a peaceful yet well-connected location. With its blend of comfort, style, and convenience, this property presents a fantastic opportunity for those seeking a home that they can move straight into. This is a must-see property, so book your viewing today.

## Ground Floor

### Porch

Door to Storage cupboards,

### Entrance Hall

Stairs to the first floor, door to:

### Kitchen 3.85m x 2.90m (12'8" x 9'6")

Fitted with wall and base units, tiled splash back, built in

oven, hob and extractor. Sink and drainer unit, space for fridge freezer. Built in storage cupboards. Double glazed window to rear.

### Lounge/Dining Room 5.66m x 3.20m (18'7" x 10'6")

Feature fire and surround, T.V point, Central heating radiator, Double glazed window to the front elevation and patio doors to the rear.

## First Floor

### Landing

Double glazed window to side.

### Bedroom 1 2.92m x 4.65m (9'7" x 15'3")

Having built in wardrobes, central heating radiator, double glazed window.

### Bedroom 2 2.65m x 4.65m (8'8" x 15'3")

Having built in wardrobes/storage, central heating radiator, double glazed window.

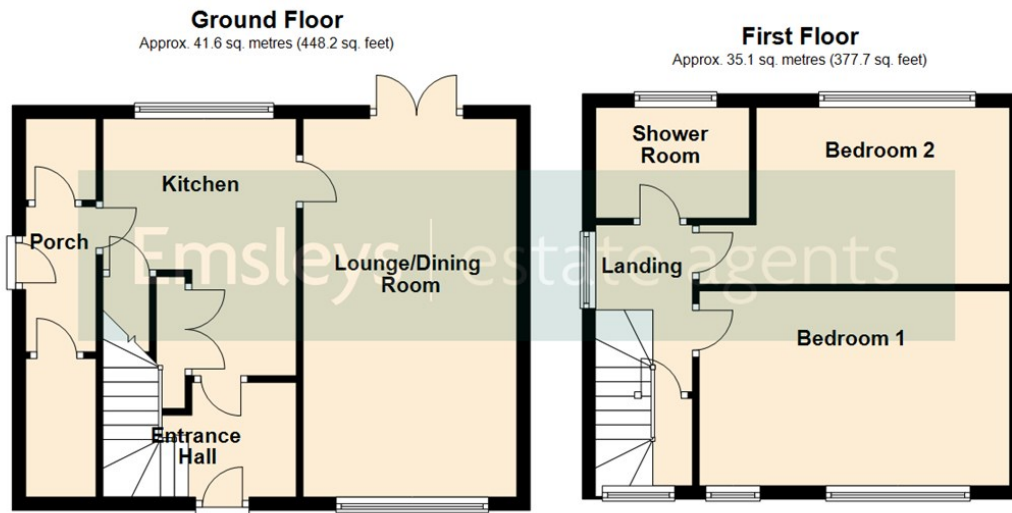
### Shower Room 1.66m x 2.30m (5'5" x 7'7")

Re-fitted walk in wet room, vanity wash hand basin low flush W.C, tiled walls, double glazed window.

## External

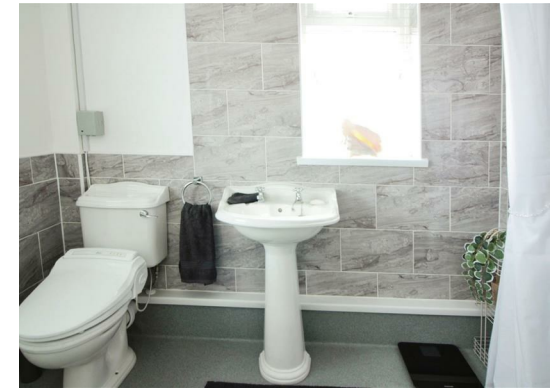
To the front of the property in an elevated position, with gates leading to off street parking, Neat lawn gardens to the front and to the rear is a small decked area and neat lawn area.





Total area: approx. 76.7 sq. metres (825.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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