



1 RAYNVILLE WALK
LEEDS, LS13 2QQ

£194,950
FREEHOLD

Are you a First Time Buyer or Investor looking for the perfect buy? This property has bags of potential and is available to buy chain free!

MONROE

SELLERS OF THE FINEST HOMES

1 RAYNVILLE WALK

- Perfect Investment Opportunity or First Home!
 - Brand New Kitchen with Extension to Rear
 - Two Good Sized Bedrooms
 - Off Street Parking to Rear
 - Large Gardens
 - Chain Free



We're delighted to bring to market this well-presented and extended 2-bedroom property, ideally located in a quiet yet convenient spot in Bramley. Just a short walk from Bramley Shopping Centre and with Kirkstall also close by, this home offers excellent access to local amenities and transport links.

The property has been extended to the rear, creating a spacious and versatile dining area with a brand new kitchen, perfect for modern living. A side entrance provides added practicality and ease of access.

Outside, the home really shines - with a fantastic, large garden offering a great space for relaxing, entertaining, or family time. There's also the added benefit of off-street parking, a real bonus in this location.

Inside, you'll find two well-sized bedrooms and a comfortable living space, making it ideal for first-time buyers looking to get on the ladder or investors seeking a property in a high-demand area.

REASONS TO BUY

- 2 Generous bedrooms
- Extended rear dining space
- Large, private garden

- Off-street parking

- Side entrance

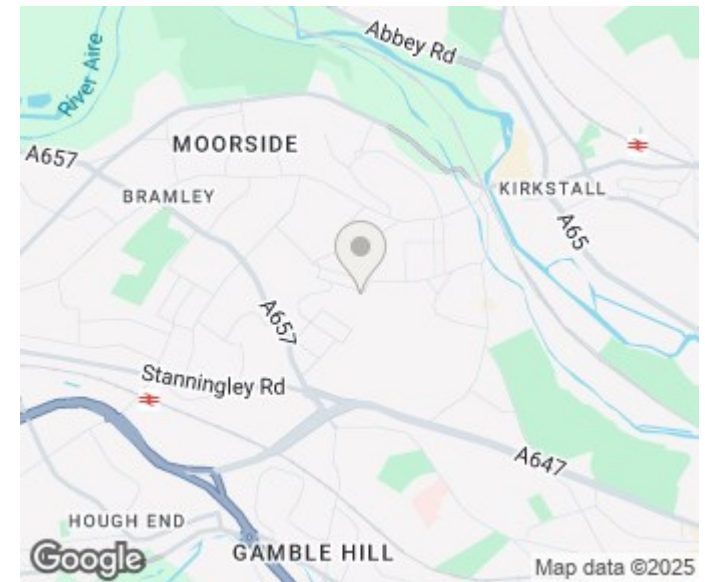
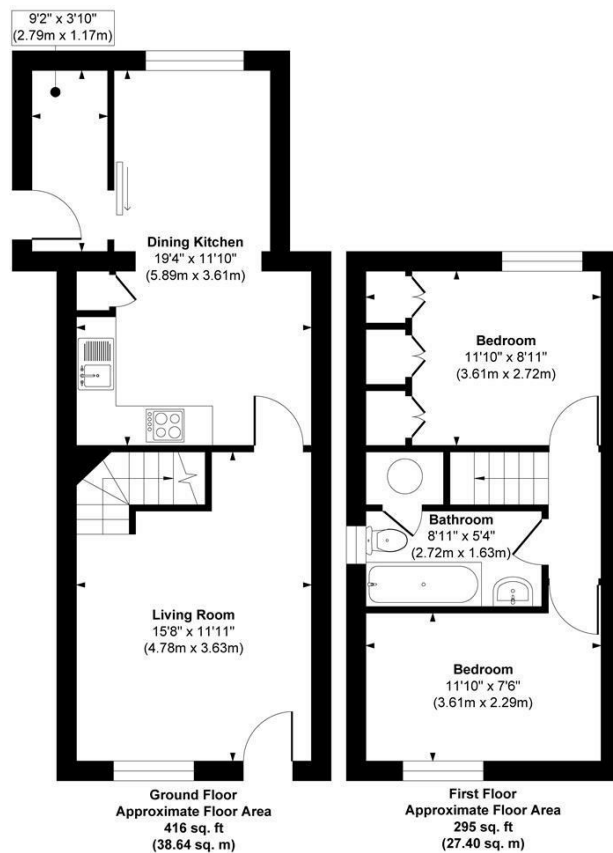
- Excellent access to shopping, transport, and local schools

Viewings are highly recommended - properties like this don't stay available for long.

Contact Monroe Estate Agents today to arrange your viewing!

1 RAYNVILLE WALK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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