







Tenure: Freehold

### Rakehill Road, Leeds

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- EPC RATING D

- FOUR DOUBLE BEDROOMS
- LARGE GARDEN TO REAR
- SECURE PARKING

Asking Price £450,000



### Rakehill Road, Leeds

#### **DESCRIPTION**

HUNTERS WETHERBY are proud to announce this beautiful 4 bedroom detached home located in the sought after village of Scholes

When entering the recently renovated home you are first greeted by a long hallway that leads to the kitchen, as you enter the kitchen is is beautifully fit with a range of wall and base units and island with seating and extra units underneath, the modern kitchen has also been fit with built in appliances and space for a large fridge/freezer. Across from the kitchen you will find the lounge which is the perfect blend of modern and homely, the large space is fit with a log burner and ample space for your furniture.

Towards the rear of the ground floor you will find your dining area, with double doors that lead to the back garden. Also on the ground floor you will find the 3rd double bedroom, and family bathroom fit with a 4 piece suite of which is a W/C, basin, full sized bath and shower.

As you ascend to the 1st floor you will find the 2 double bedroom both fit with built in wardrobes that overlook the garden giving you wonderful views of the surrounding area.

Between the two double bedrooms you will also find the final bedroom which is a large single, and the bathroom which contains a 3 piece suite built up of a shower, W/C and sink basin.

There is even more storage with the large garage that has access from the side of the house.

The outside of the property is the perfect finish to the home, as you are welcomed to the property you will find the large gardens wrap around the property with the drive that allows ample parking.









# Denotes restricted head height

### Rakehill Road, Scholes, Leeds, LS15

Approximate Area = 1513 sq ft / 140.5 sq m Limited Use Area(s) = 198 sq ft / 18.3 sq m Garage = 181 sq ft / 16.8 sq m Total = 1892 sq ft / 175.6 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). © ntchecom 2023. Produced for Hunters Property Group. REF: 1048853

### Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

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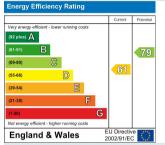


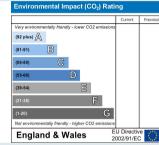


Council Tax: E

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

