



Raynel Drive, LEEDS LS16 6BP

welcome to

Raynel Drive, LEEDS

GUIDE PRICE £250,000 - £260,000 This modern three-bed semi in a sought-after location ticks all the boxes — spacious living, sleek kitchen/diner and a contemporary bathroom. Outside, enjoy a generous garden, garage, and plenty of parking. Close to great schools, shops, and transport links!



Raynel Drive

This beautifully presented three-bedroom semi-detached home offers modern, move-in-ready accommodation in a sought-after residential area, close to excellent schools, local amenities, and transport links.

Downstairs features an entrance porch, welcoming hallway, generous through lounge, and a sleek kitchen/diner, plus a handy side porch with utility space. Upstairs, there are three well-proportioned bedrooms — two with fitted wardrobes — and a contemporary family bathroom.

Outside, the property boasts a large block-paved driveway, garage, and a fantastic rear garden — perfect for entertaining or family life.

Early viewing is highly recommended to fully appreciate what's on offer!

Ground Floor

Entrance Porch

Step through the front door into a welcoming porch, complete with handy built-in storage and easy-care vinyl flooring — the perfect spot to kick off your shoes and hang up your coat. Internal door leads into the hallway

Hallway

A welcoming hallway featuring a handy storage cupboard, easy-care vinyl flooring, and stairs leading to the first floor.

Lounge

10' 5" max x 18' 5" (3.17m max x 5.61m)

A spacious through lounge with neutral decor, featuring an exposed brick wall with a charming electric fireplace and mantel. There's a front-facing window, radiator, and double doors opening out to the garden — perfect for relaxing or entertaining.

Kitchen / Diner

12' 3" max x 10' 7" max (3.73m max x 3.23m max)

A fantastic kitchen space featuring a range of wall and base units with complementary work surfaces, incorporating a sink with mixer tap and a fitted gas hob. Metro-style splashbacks add a modern touch, with space for a freestanding fridge freezer and dishwasher. The tiled flooring benefits from under floor heating, and a rear-facing window offers garden views. There's ample room for a dining table and chairs, plus a side door leading into the porch for added convenience.

Side Porch / Utility

A useful space with storage and space for both washing machine and tumble dryer. Door to the side.

First Floor

Landing

With stairs from the ground floor, two windows to the side and access to the part boarded loft.

Bedroom One

9' 6" x 9' 5" + recess (2.90m x 2.87m + recess)

A double bedroom with useful fitted wardrobes, radiator and window to the front

Bedroom Two

8' 8" x 11' 4" + recess (2.64m x 3.45m + recess)

A second double bedroom with radiator and window to the rear

Bedroom Three

6' 3" x 6' 3" (1.91m x 1.91m)

Useful integrated wardrobes, radiator and window to the front

Bathroom

9' 8" x 5' 5" (2.95m x 1.65m)

A spacious and modern family bathroom featuring a bath, separate shower cubicle, low flush WC, and wash basin. Stylish tiled walls and flooring with under floor heating add a touch of luxury, complemented by a heated towel rail and a rear-facing window for natural light.

Outside

To the front, a smart block-paved driveway offers ample off-street parking, alongside a lawned garden with mature hedging for added privacy.

A side gate leads to a garage — ideal for storage — and a generous rear garden, mainly laid to lawn with a paved patio and fenced borders, making it a perfect space for families and outdoor entertaining.

Agents Note

To the best of our knowledge, this property is of non-standard construction, and we believe it to be a Livett Cartwright build. We strongly advise checking with your mortgage broker or lender to confirm suitability and formability based on this construction type



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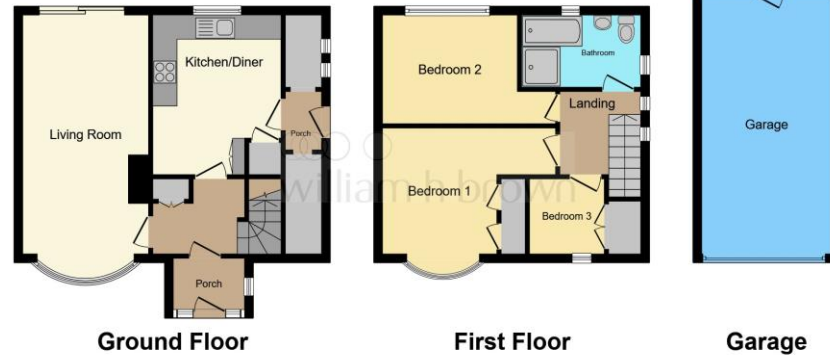
Raynel Drive, LEEDS

- Three Bedroom Semi-detached Home
- Generous Driveway & Garage
- Good Sized Rear Garden
- Ready to move into
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£250,000 - £260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107098 - 0003

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