

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Raynville Road

Leeds, LS13 2RG

£375,000



Council Tax: A



# 66 Raynville Road

Leeds, LS13 2RG

£375,000



- Immaculate semi-detached property
- Double storey extended
- Four bedrooms with unique features
- Open-plan kitchen with modern appliances
- Luxurious bathroom with rain shower
- Enclosed safe rear garden
- Three reception rooms for entertaining
- Master bedroom with walk-in wardrobe
- Recently refurbished to high standard
- Parking for 2 cars

Step into this immaculate, semi-detached property ideal for families and couples looking for a comfortable and modern home in an urban area. With three individual reception rooms, this property offers plenty of space for relaxing and entertaining.

The entrance hall is open and welcoming and includes a DOWNSTAIRS WC and access to a UTILITY ROOM with space for washer/dryer and has built in storage.

The open-plan kitchen is a highlight, featuring a kitchen island, modern appliances, dining space, quartz worktops, and integrated appliances. It has been recently refurbished and connects seamlessly to the living room and through bi-fold doors that lead to the enclosed safe rear garden.

This family-sized home boasts FOUR bedrooms, each with its own unique features. The spacious double bedrooms offer LED lighting, with the master bedroom even including a walk-in wardrobe. Bedroom three comes with built-in wardrobes and shelving, while the loft access boarded from bedroom four provides additional storage space.

The large family BATHROOM is a luxurious retreat, complete with a rain shower, heated towel rail, bath, and separate shower. It has been newly refurbished to a high standard.

To the outside, the front provides off street parking for at least 2 cars and the rear is fully enclosed and gated, with external storage and easy to manage with Astro turf and paving.

Located in an area with strong local community ties, this property benefits from public transport links to Kirkstall and Leeds, nearby schools, local shops/amenities, and cycling routes. Don't miss the opportunity to make this house your home!

**PROPERTY IN PHOTO PREPARATION AND AVAILABLE TO VIEW NOW**

An extended and fully refurbished spacious semi-detached property perfect for families and couples in an urban area, featuring a stunning open-plan kitchen, four bedrooms with unique features, a luxurious bathroom, and convenient access to local amenities and transport links to the city.

Tel: 0113 257 6198

10'11" x 7'2" (3.33m x 2.20m)

**Kitchen/Dining Area**

18'7" x 17'5" (5.67m x 5.33m)

**Living Room**

17'7" x 12'3" (5.36m x 3.75m)

**Office/Family Room**

20'10" x 8'2" (6.37m x 2.49)

**Playroom**

10'9" x 9'1" (3.28m x 2.77m)

**Utility Room**

12'3" x 5'1" (3.74m x 1.56m)

**Bedroom 1**

16'2" x 10'11" (4.94m x 3.33m)

**Bedroom 2**

3.23m x 2.74m

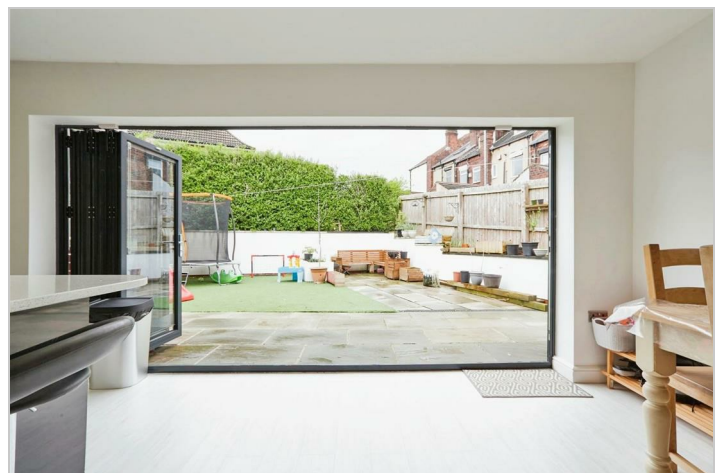
**Bedroom 3**

9'3" x 7'6" (2.82m x 2.29m)

**Bedroom 4**

8'1" x 8'0" (2.48m x 2.46m)

**Bathroom**



## Road Map



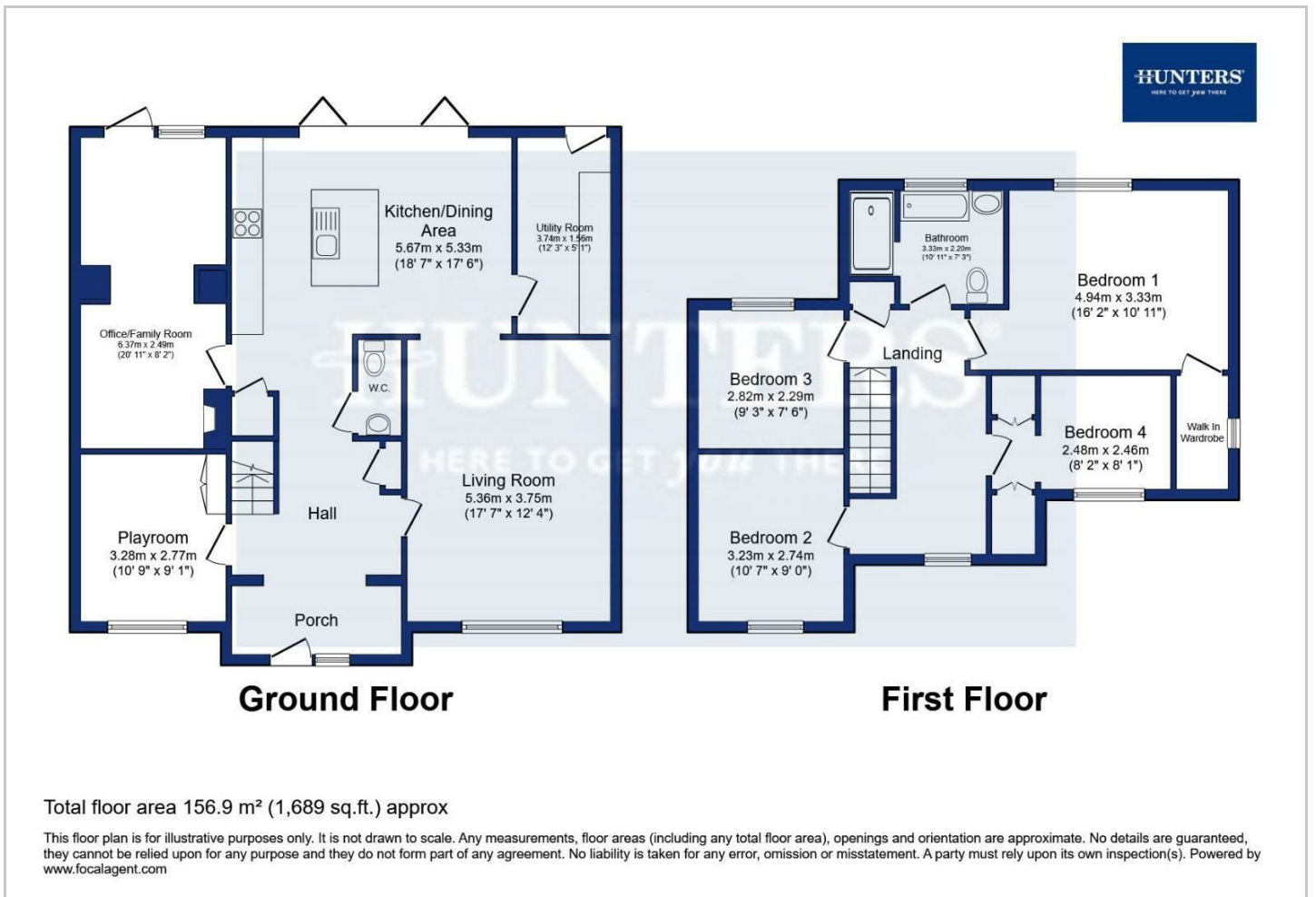
## Hybrid Map



## Terrain Map



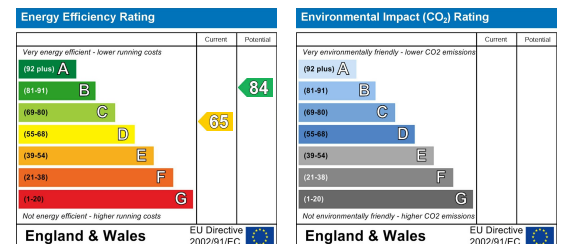
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.