



## 47 Raynville Walk, Leeds, LS13 2QQ

A two bedroom mid terrace property in Bramley.

Entering into a porch to the large reception room, the ground floor benefits from bright and open space. The dining area and kitchen at the back has been extended by four meters, allowing for additional fitted kitchen units and furniture.

Upstairs, both the master bedroom and second bedroom are sizeable doubles and each contains a fitted wardrobe. The house bathroom contains recessed lighting, electric extraction and a bath with shower over.

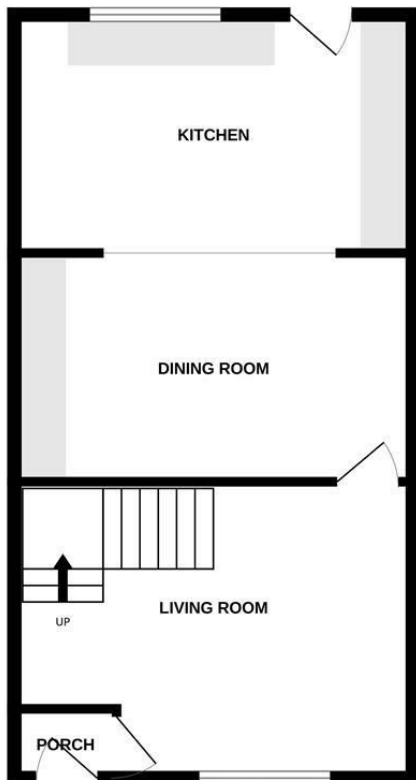
The back garden is laid out over three tiered levels, offering privacy and plenty of outdoor space. The

- Private Garage
- Skylight
- Fully Boarded Loft
- Jacuzzi Bath
- Recently Fitted Boiler
- Burglar Alarm
- Rear Garden
- Ground Floor Extension

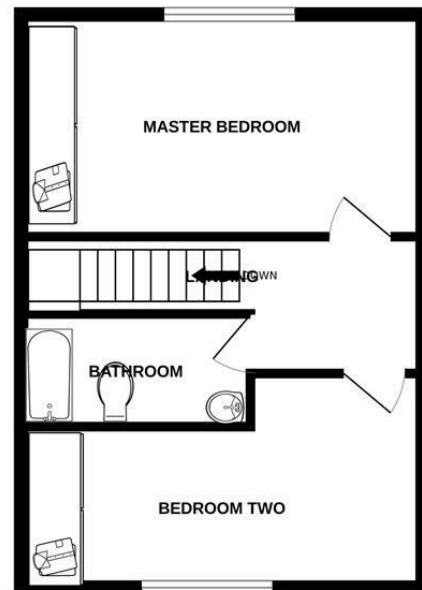
**£154,000**

[www.fletcherprops.com](http://www.fletcherprops.com)

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

Tel: