HUNTERS®

HERE TO GET *you* THERE



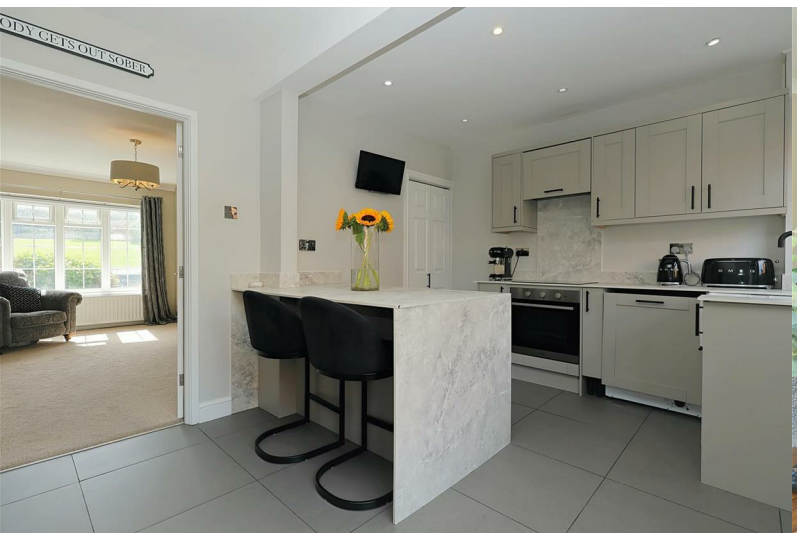
Raynville Road

Leeds, West Yorkshire, LS13 2UE

Offers Over £200,000

3 | 1 | 1 | C

Council Tax: B





32 Raynville Road

Leeds, West Yorkshire, LS13 2UE

Offers Over £200,000





- Distinctive three-bedroom townhouse
- Exceptional move-in-ready finish
- Showstopping Shaker-style kitchen diner
- Elevated outlook across the green
- Light-filled bay-fronted living room
- Spa-inspired bathroom with rainfall shower
- Fitted wardrobes and integrated appliances
- Private and secure rear garden
- Separate garage for additional storage
- Council tax band: B

Distinctive, beautifully finished and quite simply not like the rest, this exceptional three-bedroom townhouse on Raynville Road has been thoughtfully designed to create a stylish yet comfortable home. Quality fixtures, timeless décor and careful attention to detail combine to leave its next owner with nothing to do but move in, sit back and enjoy from day one.

A decorative front garden creates an attractive separation from the road, while the property's elevated position opposite a charming green space provides a lovely open outlook. Stepping inside, the welcoming entrance hall immediately sets the tone with tasteful décor and tiled floor.

The beautiful bay-fronted living room is filled with natural light and enjoys that delightful outlook across the green. Generously proportioned for family life, it is finished with elegant décor and a decorative fireplace that frames the room perfectly. Contemporary glazed double doors allow the living room to be separated from, or opened into, the showstopping kitchen diner at the rear. Designed to be both stylish and practical, this impressive space features timeless Shaker-style cabinetry, full-height larder storage, a Belfast sink and striking black accents. Integrated appliances include an oven, microwave oven, dishwasher, fridge freezer and washer dryer, while the breakfast-bar peninsula provides the perfect setting for informal dining and entertaining.

Direct access leads into the private and secure rear garden, creating a natural connection between the indoor and outdoor spaces during the warmer months. A decked seating area provides space to relax or entertain, with timber fencing enclosing the perimeter and a rear gate providing access to a separately positioned garage for additional useful storage.

Upstairs, the quality continues within the spa-inspired bathroom. Gorgeous green herringbone tiling surrounds the bath and rainfall shower, complemented by black fittings, a white WC and pedestal wash basin, heated towel rail and frosted window. There are three beautifully presented bedrooms, all benefiting from fitted wardrobes. The front bedroom serves as an impressive principal room and enjoys the open outlook across the green. The second is currently styled as a nursery but comfortably accommodates a double bed, while the charming third bedroom would work equally well as a child's room, dressing room or home office.

Raynville Road is conveniently positioned for local schools, shops and everyday amenities, together with transport connections towards Leeds city centre and the wider West Leeds area. Offering individuality, thoughtful design and an outstanding move-in-ready finish, this is a home that needs to be viewed to be fully appreciated.

DINING KITCHEN
13'3" x 10'0" (4.06m x 3.05m)

LIVING ROOM
16'0" x 11'10" (4.88m x 3.61m)

BEDROOM ONE
14'0" x 8'7" (4.29m x 2.64m)

BEDROOM TWO
12'0" x 8'7" (3.66m x 2.64m)

BEDROOM THREE
9'1" x 6'0" (2.79m x 1.84m)

BATHROOM
6'2" x 6'0" (1.90m x 1.84m)

GARAGE









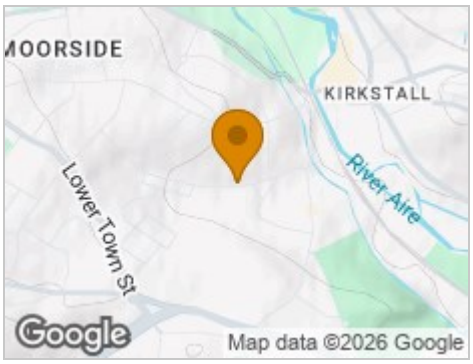
Road Map



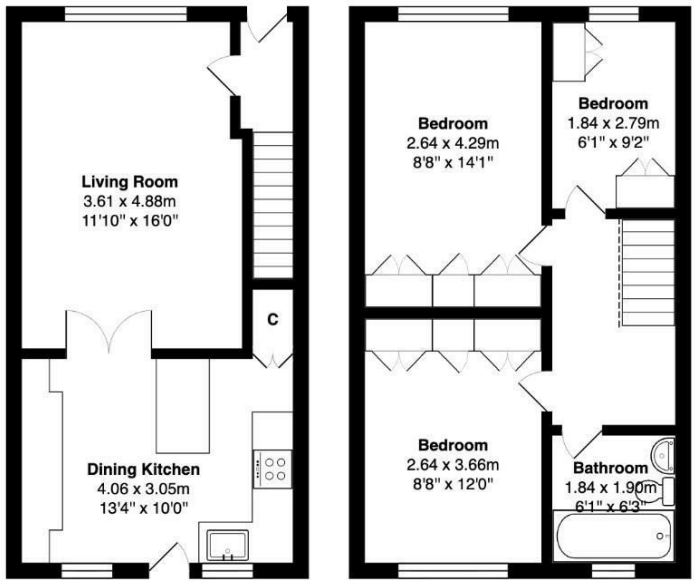
Hybrid Map



Terrain Map



Floor Plan



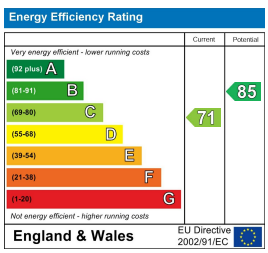
Total Area: 70.4 m² ... 757 ft²

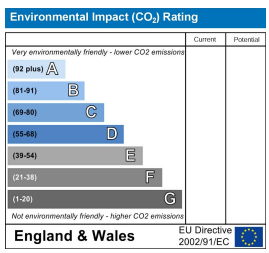
All measurements are approximate and for display purposes only

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com