HUNTERS®

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Raynville Garth

Leeds, LS12 2JY

£250,000

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Council Tax: B

3 Raynville Garth

Leeds, LS12 2JY

£250,000

- Open-plan living kitchen diner
- Three double bedrooms
- Patio doors to level garden
- Lawn and patio entertaining space
- Single garage
- Main Bathroom and an ensuite
- Neutrally decorated, move-in ready
- Close to parks and canal walks
- Good local schools nearby
- Excellent bus and rail links

This well-presented THREE-bedroom end terrace home offers a practical and versatile layout, complemented by a neutral décor throughout, making it an ideal choice for first-time buyers and growing families alike.

The GROUND floor features a spacious open-plan LIVING, KITCHEN and DINING area, finished with tiled flooring for a clean, modern feel. The living and dining space enjoys pleasant views over the garden, with patio doors, perfect for outdoor dining and entertaining. The KITCHEN is fitted with a range of wall and base units, integrated oven, hob and extractor, along with space for a washing machine and fridge.

Upstairs, the property offers three DOUBLE sized bedrooms. The impressive top-floor bedroom provides a bright and airy retreat, complete with its own landing area, Velux and dormer windows, the ENSUITE fitted with a shower, WC and wash basin. The remaining two BEDROOMS both offer comfortable accommodation, with one providing additional space for freestanding furniture. The BATHROOM is fitted with a shower over bath, WC and wash basin, along with a storage cupboard and partial tiling.

Externally, the property benefits from a single garage for additional storage. To the rear, the raised and level GARDEN is designed for ease of maintenance and enjoyment, offering both lawn and patio areas accessible directly from the living space.

Situated on Raynville Garth, the property is conveniently located for a wide range of local amenities in Bramley and Armley, including supermarkets, cafés and everyday services. There is also excellent access to nearby green spaces, scenic walking and cycling routes along the Leeds & Liverpool Canal, and a selection of local parks. Families will appreciate the choice of schools in the surrounding area, while commuters benefit from regular bus routes into Leeds city centre and rail links from nearby Bramley and Headingley stations.

Tel: 0113 257 6198

KITCHEN
14'5" x 9'0" (4.40m x 2.75m)

LIVING ROOM
15'10" x 10'7" (4.84m x 3.25m)

WC
5'8" x 2'8" (1.74m x 0.82m)

BEDROOM
12'11" x 8'11" (3.96m x 2.72m)

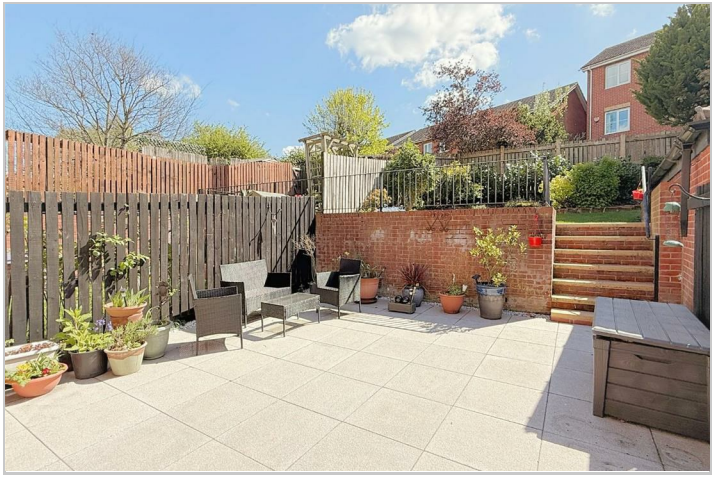
BEDROOM
12'4" x 8'11" (3.76m x 2.72m)

BATHROOM
9'1" x 6'9" (2.77m x 2.07m)

LANDING AREA
6'9" x 5'8" (2.07m x 1.73m)

BEDROOM
17'1" x 15'10" (5.21m x 4.84m)

EN-SUITE
7'4" x 5'3" (2.24m x 1.62m)

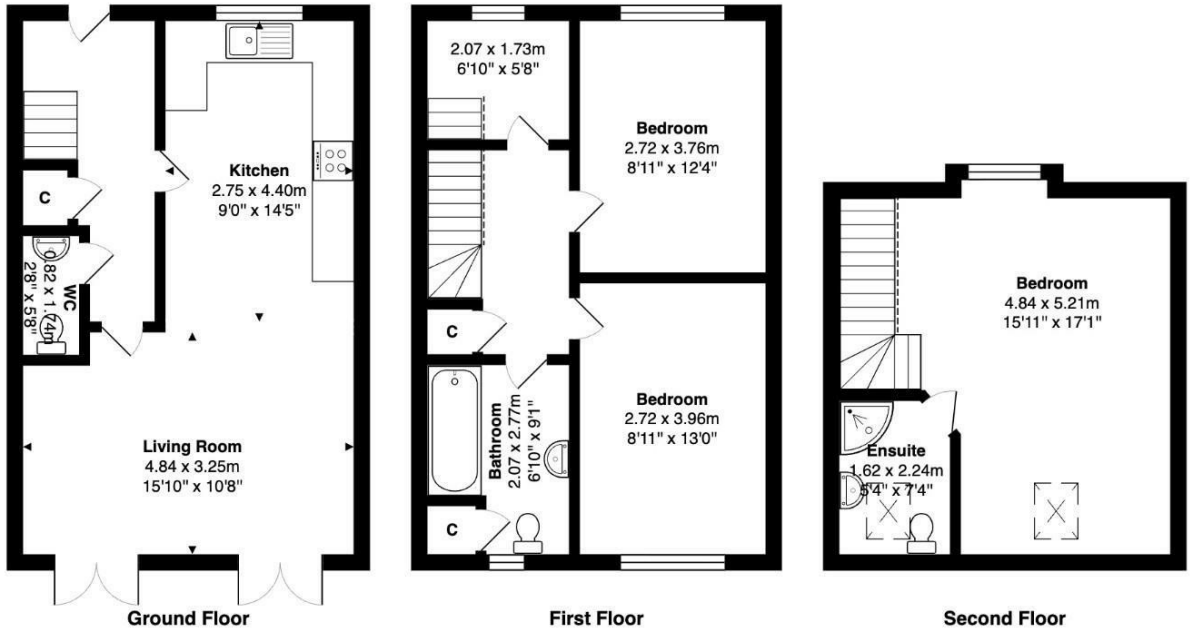


Road Map

Hybrid Map

Terrain Map

Floor Plan



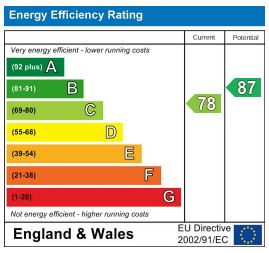
Total Area: 101.9 m² ... 1097 ft²

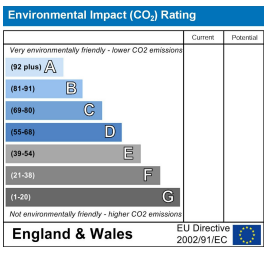
All measurements are approximate and for display purposes only

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.

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