





Raynville Way,Leeds LS12 2JZ

william h brown

welcome to

Raynville Way, Leeds

A spacious and well-presented four-bedroom three-storey end town house offering versatile family accommodation, including a stylish kitchen diner, first-floor lounge, en-suite, family bathroom with Jacuzzi bath, driveway parking, integral garage and private rear garden. Convenient location.













Property Information
Situated in a highly convenient location this modern FOUR -bedroom, THREE BATHROOM plus downstairs WC end town house offers spacious and versatile accommodation arranged over three floors, making it an ideal home for growing families and professional buyers alike. Enjoying easy access to scenic canal-side walks, the beautiful grounds of Gotts Park, Kirkstall Bridge amenities and Bramley Shopping Centre, the property combines modern living with excellent local conveniences.

Beautifully presented throughout, the home benefits from a generous kitchen diner, spacious lounge, family bathroom, 2 x en-suite and downstairs WC. Externally, there is a private enclosed rear garden, driveway parking and an integral garage with power. Additional features include an alarm system, Worcester boiler replaced circa 2016, smart meter and a range of integrated kitchen appliances.

Entrance Hall
A welcoming entrance hall featuring a stylish tiled floor, useful built-in storage cupboard and alarm system. Providing access to the ground floor accommodation and staircase leading to the upper floors.

Downstairs Wc
Conveniently located cloakroom fitted with a low-level WC and wash hand basin.

Kitchen Diner
An attractive and well-appointed kitchen diner featuring a modern range of wall and base units, complemented by tiled flooring. The kitchen is equipped with an integrated washer/dryer, dishwasher and fridge freezer, together with a gas hob, electric oven and extractor hood. French doors open directly onto the rear garden, creating an inviting setting for family dining, everyday living and entertaining.

Landing
Spacious landing area with access to the principal reception room and further bedroom accommodation.

Lounge To First Floor
A bright and generously proportioned reception room enjoying modern flooring and ample space for a range of furnishings. A fantastic room for relaxing and entertaining.

Bedroom Four To First Floor
A well-presented single bedroom with modern flooring, ideal as a child's room, home office or guest room.

Bedroom One
A spacious double bedroom benefiting from fitted wardrobes, providing excellent storage solutions.

En-Suite
Fitted with a corner shower enclosure, low-level WC and wash hand basin, complemented by tiled floor and tiled walls.

Bedroom Two
A generously sized, rear-facing double bedroom offering comfortable and versatile accommodation.

Bedroom Three To Third Floor
A spacious double bedroom featuring two Velux roof windows that fill the room with natural light, complemented by the added convenience and privacy of its own en-suite shower room.

Bathroom
A well-appointed family bathroom comprising a separate shower enclosure, luxurious Jacuzzi bath, wash hand basin and low-level WC. Finished with tiled flooring and benefiting from an extractor fan.

Outside
To the front of the property is a driveway providing off-road parking and access to the integral garage. The enclosed rear garden offers an excellent degree of privacy and features a lawned area, paved patio seating space and an external water tap, making it ideal for families, entertaining and outdoor enjoyment.

Garage
Integral garage which benefits from power and lighting.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Raynville Way, Leeds

- Modern four bedroom end town house
- Accommodation arranged over three floors
- Large kitchen diner with French doors
- Downstairs WC, 2 x en-suite and family bathroom
- Driveway parking and integral garage with power

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117360 - 0006

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0113 257 2014

Pudsey@williamhbrown.co.uk

4-6 Church Lane, PUDSEY, West Yorkshire, LS28 7BD

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.