

# HUNTERS<sup>®</sup>

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## Raynville Road

Bramley, Leeds, LS13 2RG

£225,000



Council Tax: B



# 38 Raynville Road

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£225,000



- Attractive semi-detached home
- Three well-proportioned bedrooms
- Two versatile reception rooms
- Private plot with scope to extend (STPP)
- Contemporary kitchen with side porch
- Ideal for families and first-time buyers
- Nearby local shops, schools and parks
- Driveway plus garage for parking
- Low-maintenance garden
- Council tax band 'B'

This beautiful SEMI-detached house is offering a practical home for families and first-time buyers alike. The property features THREE bedrooms and is situated on a well-sized private plot with scope for further development (subject to planning permissions). With the added benefit of a DRIVE and GARAGE, parking and storage are well taken care of.

Stepping inside, you'll find TWO reception rooms. The bay-fronted room at the front of the house, with its blinds and attractive décor, provides a great LIVING ROOM or play space. To the rear, the versatile DINING ROOM or SNUG opens out through FRENCH DOORS onto the garden, ideal for family gatherings or relaxing. The contemporary KITCHEN is fitted with a modern black grout tiled splashback, integrated oven, ample wall and base units, and handy understairs storage—perfect for daily life. A side PORCH provides easy access to the garden.

There are three BEDROOMS: the main double bedroom benefits the BAY WINDOW with blinds to the front; a second well-sized double to the rear benefits from FITTED WARDROBES and pleasant garden outlook; while the third is a cosy single room currently used as a nursery, which could make a useful HOME OFFICE. The family BATHROOM features a heated towel rail, white sink and WC, a rainshower over the bath, and timeless neutral tiling.

Located in Bramley, this house is close to local amenities, including shops, schools, and green spaces such as Bramley Fall Park. Regular bus services and road links put nearby high streets, cafés, and Leeds within easy reach. Council tax band B. Extension potential exists (subject to planning permissions), making this home a practical long-term investment.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

12'9" x 9'3" (3.91 x 2.84m)

## DINING ROOM / SNUG

10'3" x 12'7" (3.13 x 3.86m)

## KITCHEN

7'5" x 15'1" (2.28 x 4.61m)

## SIDE PORCH

2'11" x 6'0" (0.91 x 1.83m)

## LANDING

## BEDROOM ONE

10'5" x 10'8" (3.19 x 3.26m)

## BEDROOM TWO

10'5" x 11'8" (3.19 x 3.58m)

## BEDROOM THREE

5'8" x 7'10" (1.75 x 2.39m)

## BATHROOM

5'8"x 6'10" (1.75x 2.10m)

## GARAGE

8'11" x 14'11" (2.74 x 4.55m)

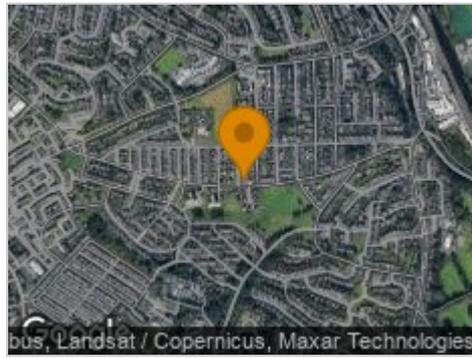
## GARDEN & DRIVE



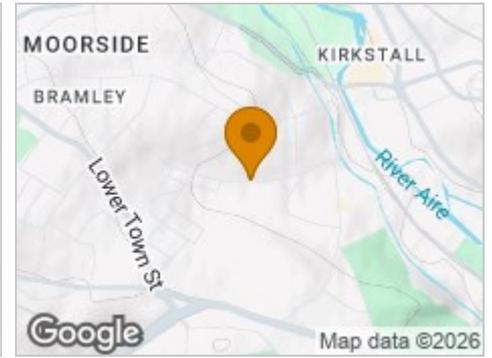
## Road Map



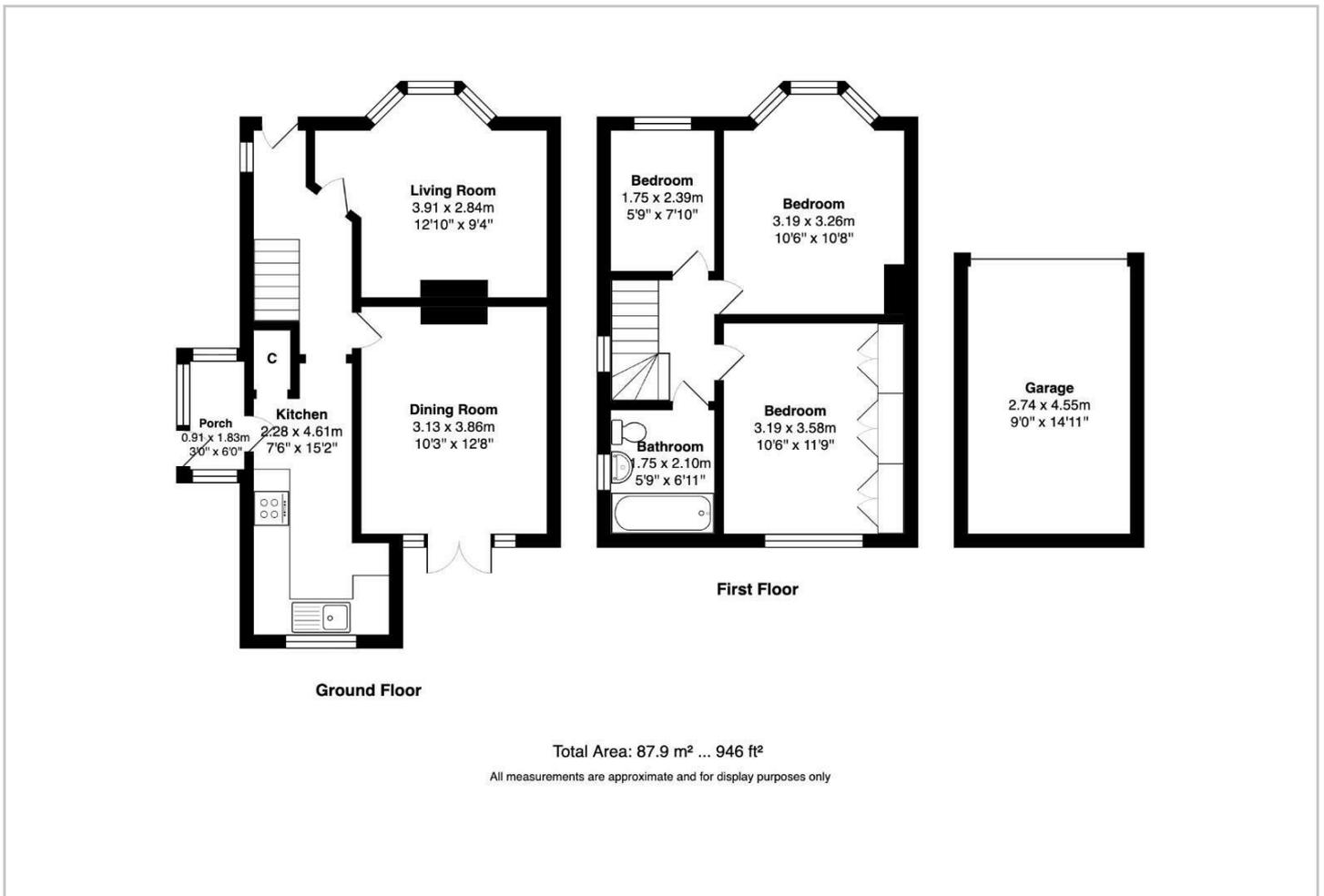
## Hybrid Map



## Terrain Map



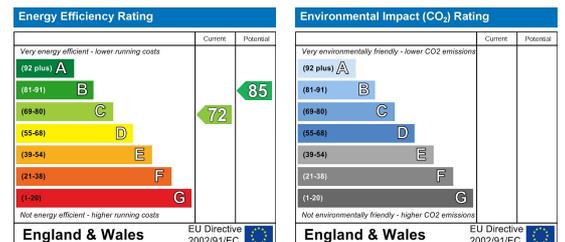
## Floor Plan



## 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.