





Raynville Way,Leeds LS12 2JZ

william h brown

welcome to

Raynville Way, Leeds

A well-presented two-bedroom second (top) floor apartment with allocated parking and benefiting from a boiler installed in 2023. Featuring a spacious open-plan living kitchen, modern bathroom and a convenient location close to Kirkstall Bridge and canal walks. Excellent local facilities and walks.













Property Information
Perfectly suited to first-time buyers, professionals or investors, this well-presented modern second (top) floor apartment offers spacious and contemporary accommodation in a convenient location close to Kirkstall Bridge and the picturesque canal-side walks. Benefiting from a boiler installed in 2023, the property is ready to move into.

The accommodation includes a generous open-plan living kitchen, two bedrooms with fitted wardrobes, a modern four-piece bathroom suite and the added benefit of allocated parking.
The area is well served by shops, supermarkets, leisure facilities and popular eateries, making it an excellent choice for professionals and first-time buyers seeking a balance of convenience and lifestyle.

Open Plan Living Area
A bright and spacious open-plan living area forming the heart of the home. The lounge provides an excellent space for relaxing and entertaining, with ample room for both seating and dining furniture.

The kitchen is fitted with a range of modern wall and base units complemented by work surfaces and integrated cooking facilities, creating a practical and stylish environment for everyday living. Fresh décor throughout enhances the light and airy feel of this impressive space.

Bedroom One
A generous double bedroom featuring fitted wardrobes providing excellent storage. Spotlights add a contemporary touch whilst the room offers ample space for additional bedroom furniture.

Bedroom Two
The second bedroom is another double room benefitting from fitted wardrobes and modern spotlights. Equally suitable as a guest bedroom, home office or nursery, offering flexibility to suit a variety of lifestyles.

Bathroom
A stylish and modern bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC. Finished to a high standard, the room provides both practicality and comfort for everyday use.

Parking
The property benefits from an allocated parking space providing convenient off-road parking for residents.

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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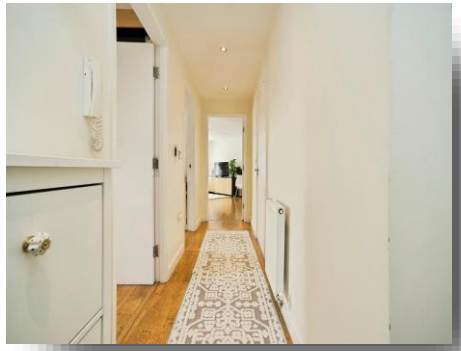
- Modern second (top) floor apartment
- Ideal first home
- Allocated parking space
- Boiler installed in 2023
- Two bedrooms with fitted wardrobes

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

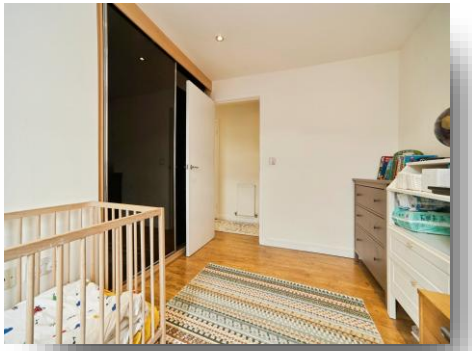
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117152

The Property Ombudsman

Property Ref:
PDY117152 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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