



Raynel Way, Leeds LS16 6JU

welcome to

Raynel Way, Leeds

GUIDE PRICE £190,000 - £200,000 No onward chain. A spacious two-bedroom semi-detached home requiring modernisation, with driveway parking, a south-west facing garden, and great local amenities nearby.



Raynel Way

Offered with no onward chain and requiring some modernisation, this two-bedroom semi-detached home is sure to appeal to a wide range of buyers. Ideally positioned in a popular residential area close to local amenities, well-regarded schools, and excellent transport links, an internal viewing is highly recommended.

The spacious accommodation briefly comprises an entrance hallway, a through lounge/diner, and a kitchen to the ground floor. To the first floor are two double bedrooms, the house bathroom, and an additional store room.

Externally, the property benefits from a driveway providing off-street parking for at least two vehicles, while the generous south-west facing garden offers an ideal outdoor retreat. There are also two useful outhouses providing additional storage.

Ground Floor

Entrance Hallway

Door to the front opens into the spacious hallway with radiator and stairs to the first floor.

Lounge / Diner

A generous through lounge with windows to both front and rear, two radiators and electric fireplace. Ample space for both dining and living areas.

Kitchen

The kitchen provides a range of wall and base units with ample space for appliances, wall mounted boiler, useful pantry, radiator, window to the rear and door to the side.

First Floor

Landing

with stairs from the ground floor and useful airing cupboard. There is also access to another 'store room'

Bedroom One

A good sized double bedroom with integrated wardrobe, radiator and window to the rear

Bedroom Two

A second double bedroom with radiator and window to the front

Bathroom

The bathroom comprises; corner bath with shower attachment, wash basin, partition wall with low flush wc and window.

Outside

To the front, the property features a driveway and a mature hedge border, providing a good degree of privacy.

The rear garden is generously sized, enclosed, and predominantly laid to lawn, with a paved area and fenced boundaries.

There is also the added benefit of two outbuildings to the side of the property providing ample storage.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

Agents Note

To the best of our knowledge, this property is of non-standard construction, and we believe it to be a Livett Cartwright build. We strongly advise checking with your mortgage broker or lender to confirm suitability and formability based on this construction type



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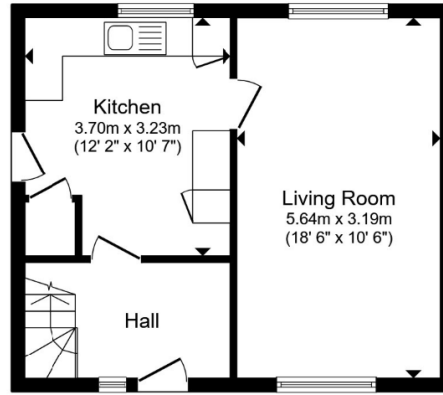
- No onward chain
- Two-bedroom semi-detached home
- Requires modernisation
- Driveway parking for two cars
- Generous south-west facing garden

Tenure: Freehold EPC Rating: D

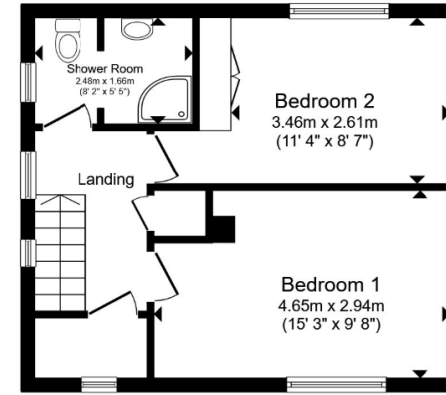
Council Tax Band: A

guide price

£190,000 - £200,000



Ground Floor



First Floor

Total floor area 73.5 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107569 - 0004

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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