



RAYNVILLE WALK,  
BRAMLEY, LEEDS,  
LS13 2QQ  
£150,000

3 Bedroom House

LINLEY &  
SIMPSON

SUPERB THREE BEDROOM INVESTMENT PROPERTY or a great option for FIRST TIME BUYERS and FAMILIES. We are delighted to offer this well presented three-bedroom MID TERRACED home which has been well maintained throughout and offers spacious and versatile living accommodation, off street parking, a large garden and much more.

Bramley is a historic Yorkshire town which was originally built for millworkers due to Leeds' famed involvement in the textile industry. Located in West Leeds nestled between Kirkstall and Pudsey, Bramley is a residential town but it is certainly self-sufficient with supermarkets and shops and a bustling town centre. Bramley also has fantastic road links and easy access to the motorways and bus links too for commuting, not to mention its train station which is less than 15 minutes from Leeds City Centre. There are communal green spaces to be found throughout and there are good primary and secondary schools close by and there are remnants of Bramley's historic past in the form of many stone mills from the industrial revolution.

### **Entrance Hall**

The spacious entrance hallway is large and welcoming and provides a nice space to remove shoes and coats after enjoying the local countryside.

### **Living Room**

The spacious living room has views across the front elevation with a large double glazed window. The living room is a warm inviting room to be enjoyed year round and provides access to the dining room to the rear (via an archway). There is a large under-stairs storage cupboard accessed from the living room also.

### **Dining Room**

Accessed to the rear of the living room is a good-sized dining room. Still separate from the kitchen and living room the dining room has an open-plan archway to both other ground floor rooms.

### **Conservatory**

Accessed via sliding doors to the rear of the dining room there is a large, rounded conservatory which can double as an extra reception room when needed.

### **Kitchen**

Located to the rear of the house is the kitchen. This has been nicely looked after in recent years and will make a fabulous family room. There are ample wall and base units in the kitchen including a gas hob and electric oven. There is also a garden facing rear external door too.

### **Master Bedroom**

The large master bedroom has double glazed window to the front looking over the front aspect. There is a gas central heating radiator and there is a large built in wardrobe in one corner of the room for storage.

### **Bedroom Two**

The second double bedroom has a double glazed window to the rear looking over the rear garden expanding behind the house. Also with a gas central heating radiator and space for wardrobes this is a great second bedroom.

### **Bedroom Three**

The third bedroom is a nice sized single bedroom currently being used as a home office.

### **House Bathroom**

The larger than average family bathroom comprises of a three-piece suite including a tiled bath with shower over, pedestal wash hand basin, low level W.C, tiled walls.

### **External**

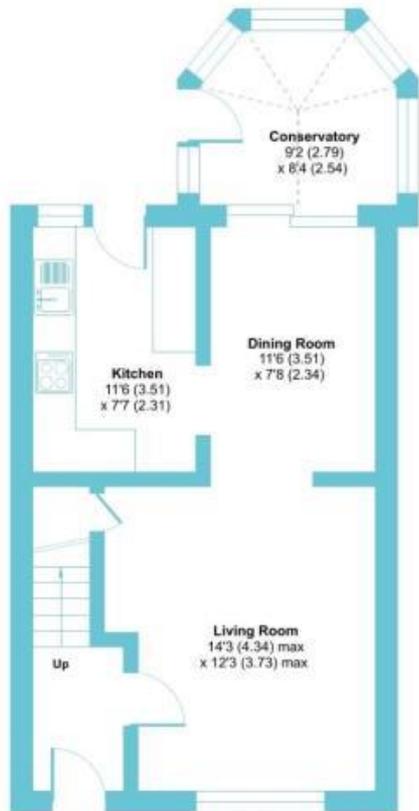
Externally to the front, this family home has a well-established lawned front garden which is a nice buffer from the road. To the rear there is a spacious enclosed rear garden with a brick wall terraced feature making the best use of the nice space.



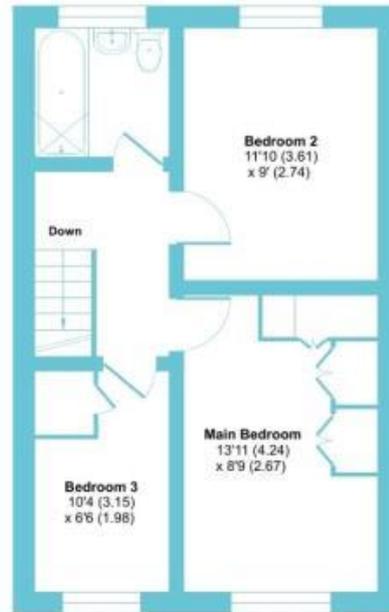
# Raynville Walk, Leeds, LS13

Approximate Area = 918 sq ft / 85 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 655031

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## AGENTS NOTES:

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