



47 Raynville Walk, Leeds, LS13 2QQ

A two bedroom mid terrace property in Bramley.

Entering into a porch to the large reception room, the ground floor benefits from bright and open space. The dining area and kitchen at the back has been extended by four meters, allowing for additional fitted kitchen units and furniture.

Upstairs, both the master bedroom and second bedroom are sizeable doubles and each contains a fitted wardrobe. The house bathroom contains recessed lighting, electric extraction and a bath with shower over.

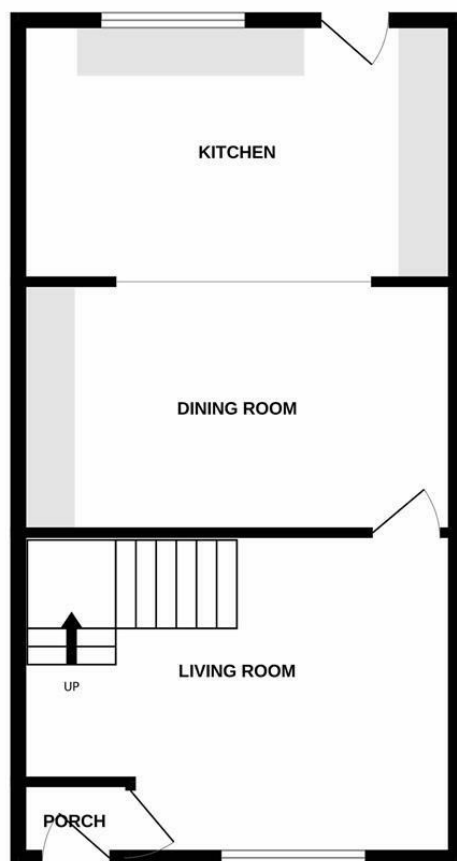
The back garden is laid out over three tiered levels, offering privacy and plenty of outdoor space. The

- Private Garage
- Skylight
- Fully Boarded Loft
- Jacuzzi Bath
- Recently Fitted Boiler
- Burglar Alarm
- Rear Garden
- Ground Floor Extension

£160,000

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GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Tel: