



57 Raynel Drive, Cookridge, Leeds, LS16 6BP

£175,000

NO CHAIN - A two bedroom semi detached property requiring some updating is immediately available. Gas combo central heating.

Accommodation includes hallway, through lounge, kitchen, side porch with storage. First floor landing, two double-sized bedrooms and tiled shower room. Lawned and stocked garden



GROUND FLOOR

Glazed door with side panels to

HALL

turned staircase leading up to first floor

THROUGH LOUNGE

18'8" x 10'5" (5.7m x 3.2m)



uPVC double glazed window to front and double glazed door with side panel opening to garden to rear, central heating radiator

THROUGH LOUNGE



THROUGH LOUNGE



KITCHEN

12'9" x 10'9" (3.9m x 3.3m)



Requiring updating, gas-fired 'combi' central and water heating boiler, pantry, meter cupboard, central heating radiator

SIDE PORCH

Glazed door to side

STORE ROOM

5'2" x 2'11" (1.6m x 0.9m)

Glazed door to side

STORE ROOM

6'2" x 2'11" (1.9m x 0.9m)

FIRST FLOOR

LANDING

Ceiling hatch access to loft, linen cupboard



BEDROOM 1

9'6" x 15'5" (2.9m x 4.7m)



uPVC double glazed window, central heating radiator

BEDROOM 2

13'1" x 8'6" (4.0m x 2.6m)



uPVC double glazed window, central heating radiator

SHOWER ROOM

8'2" x 5'2" (2.5m x 1.6m)



uPVC double glazed window

OUTSIDE



lawned and stocked garden to rear.

OUTSIDE



NOTE

The construction is referred to as a "Levitt-Cartwright" property and is regarded as a non-standard. Buyers are advised to consult with their mortgage lenders at an early stage to ascertain their lending criteria.

DIRECTIONS

From the Otley Road roundabout with the Leeds Ring Road, turn north on Otley Road then bear left onto Otley Old Road. Continue for about 3/4 mile and turn right onto Raynel Approach, then right onto Raynel Drive.

TENURE

Freehold

COUNCIL TAX

Band A

EPC

Rating TBC

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.



FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

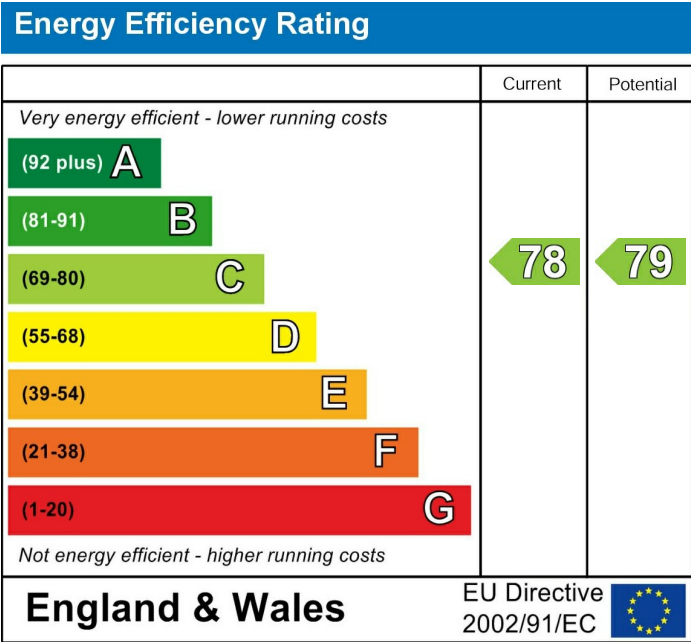
MEASUREMENTS

All measurements quoted are approximate.

VIEWINGS

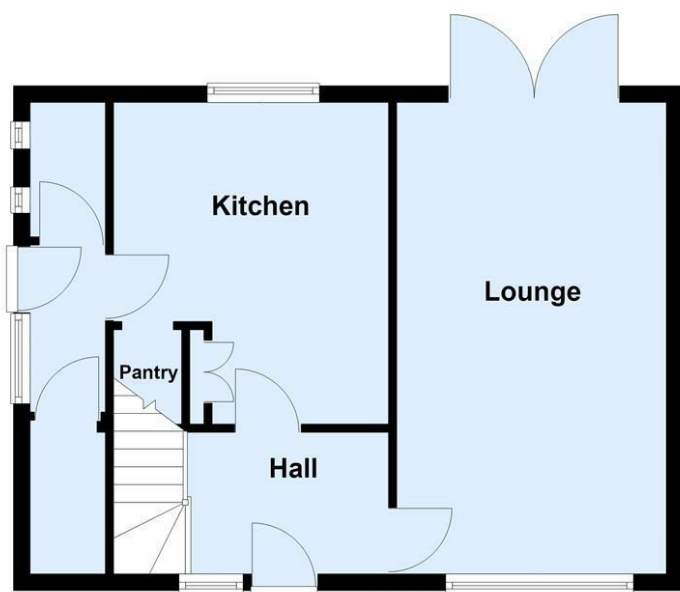
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd
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Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)

