



**HOME**

MARKETING & MANAGEMENT

RAYNVILLE DRIVE, BRAMLEY LS13 2QE

**£750 PCM**

Semi-Detached House  
Two Double Bedrooms  
Neutral Decor Throughout  
Luxury Bathroom Suite  
Off Road Parking  
Storage Outhouse  
Gardens  
Unfurnished  
Deposit £865  
Available Now





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**£750 PCM**

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A mature brick built two double bedroom semi detached house situated in the area of Bramley. Will be of particular interest to couples and young families seeking well proportioned accommodation which benefits from: neutral decor throughout; white uPVC double glazed windows; gas central heating with combination boiler; large living room; modern black gloss kitchen units; parking for two vehicles; storage outhouse; white three piece luxury bathroom suite. Briefly comprises: entrance hall; living room; kitchen including fridge freezer; staircase and landing; bedroom one; bedroom two; three piece bathroom suite with mains shower. Offers good commuting access to Leeds City Centre and an early inspection is recommended to appreciate the proportions and presentation of the accommodation on offer. Sorry no smokers. Sorry no pets. Unfurnished. Deposit £865. Available Now.



ROOM MEASUREMENTS

**ENTRANCE HALL** 7' 1" x 4' 2" (2.16m x 1.27m) max  
**THROUGH LIVING ROOM** 19' 4" x 10' 8" (5.89m x 3.25m) max

**KITCHEN** 11' 9" x 7' 5" (3.58m x 2.26m) max

**STAIRCASE AND LANDING** 5' 9" x 5' 9" (1.75m x 1.75m)

**DOUBLE BEDROOM ONE** 15' 4" x 9' 1" (4.67m x 2.77m) max

**DOUBLE BEDROOM TWO** 12' 6" x 9' 11" (3.81m x 3.02m) max

**BATHROOM** 7' 4" x 5' 5" (2.24m x 1.65m)

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full

COUNCIL TAX BAND

A

OPENING HOURS

**Pudsey Office**

Monday to Friday

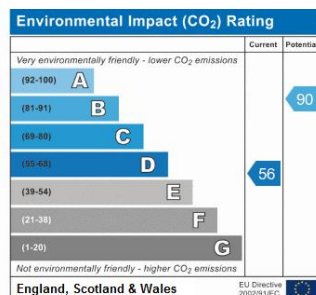
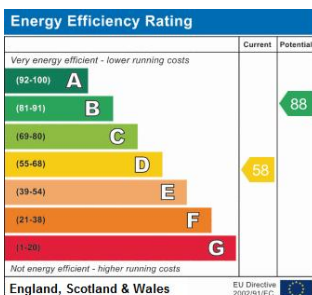
Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



Address:  
4 Raynville Drive, Bramley, Leeds, West Yorkshire, LS13 2QE

Reference:  
4 Raynville Drive

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

**Pudsey**, 4 The Ives, Lidget Hill,  
Pudsey, West Yorkshire LS28 7DS  
Tel: 0113 2 909 333

[www.homemm.co.uk](http://www.homemm.co.uk)

