



Raylands Fold | Middleton | LS10 4SY

£200,000

Two bedroom extended semi-detached | Council Tax Band B | EPC Rating TBC

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**\*\*\*WELL PRESENTED. EXTENDED OPEN PLAN KITCHEN/DINER. LARGE LANDSCAPED GARDEN. \*\*\***

Tucked away off Raylands Fold is this delightful extended semi-detached house offering a perfect blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The well-appointed modern fitted kitchen is a highlight, designed to meet the needs of any culinary enthusiast, while the contemporary bathroom adds a touch of luxury to daily routines.

This home features two inviting bedrooms, ideal for a small family or those seeking a peaceful retreat. The extended ground floor enhances the living space, allowing for a versatile layout that can adapt to your lifestyle.

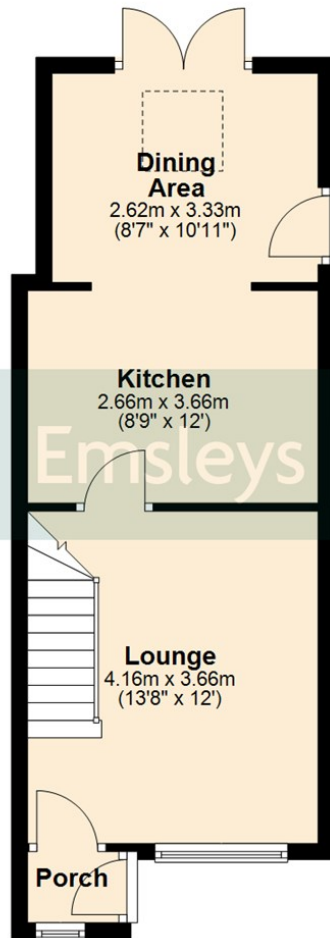
Set on a large corner plot, the property boasts a beautifully landscaped garden, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, there is convenient parking available for one vehicle, ensuring ease of access.

This home is not just a house; it is a place where memories can be made. With its modern amenities and lovely outdoor space, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this charming property your new home. Call now to arrange your viewing.

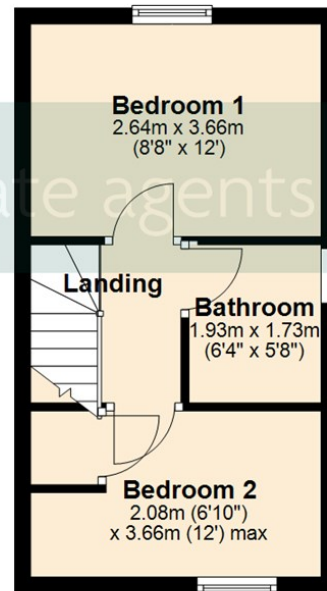




**Ground Floor**  
Approx. 35.4 sq. metres (381.1 sq. feet)



**First Floor**  
Approx. 25.2 sq. metres (271.3 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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