



CORNERSTONE

28 Fitzroy Drive, Roundhay, Leeds, LS8 1RP



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28 Fitzroy Drive

£499,950

Attractively Priced due to Material Information - Please call or e-mail us for further details.

Cornerstone is delighted to present for sale this spacious, lovely 1930s semi-detached property with no onward chain.

It is ideally situated on the highly sought-after Fitzroy Drive, just a short walk from Oakwood High Street, Roundhay Park and Gledhow Lake. This well-loved home has been in the care of the same owner since 1985 and has been thoughtfully developed over the years, currently offering a blend of character and some more modern improvements.

The property's accommodation comprises a porch, a beautiful big hallway, a ground-floor W.C., a dining room that is currently used as a bedroom, a grand sitting room, an open-plan kitchen diner, a large conservatory and a garage.

The first floor comprises a landing with a store room. The landing leads to a principal bedroom with en-suite, double bedroom two, two further good-sized bedrooms and the family bathroom.

A large loft is also present which is accessed by a pull-down ladder.

Externally the property is situated on a large plot that comprises a driveway surrounded by planted borders. A large rear garden has a raised seating area, a lawn, and several borders that are planted with mature plants and trees, including a beautiful mature apple tree.

The location of this property is excellent. Oakwood is situated on the edge of the renowned Roundhay area in Leeds. A highly desirable and vibrant suburb known for its charming community feel and proximity to one of the city's largest green spaces, Roundhay Park. The area offers a perfect balance of suburban tranquillity and urban convenience, with Oakwood High Street providing a variety of independent shops, cafés, restaurants, and essential amenities.

Residents enjoy easy access to excellent schools, making it a popular choice for families. With superb transport links, Leeds city centre is just a short drive or bus ride away, while the A58 and nearby motorways make commuting straightforward.

The blend of beautiful parkland, woodland, thriving local businesses, and excellent connectivity make Roundhay & Oakwood a prime location to live. With no onward chain, this is a fantastic opportunity to make this delightful house your own and enjoy everything this desirable location has to offer.

Porch

You enter the property through a porch. The porch has a uPVC door and a second composite door that leads into the hallway.

Hallway

A large hallway that benefits from a store cupboard, deep skirting boards, a plate rail and coving to the ceiling. The hallway leads to the dining room, sitting room, open plan kitchen diner, ground floor W.C. and the staircase to the first floor.

Dining Room

A spacious dining room that is currently used as a bedroom. It features a fireplace, coving to the ceiling and a large double-glazed bay window to the front elevation.

Sitting Room

A commanding sitting room that features a lovely fireplace, coving to the ceiling and a double-glazed bay window to the rear elevation with a lovely view down the rear garden.

Open Plan Kitchen Diner

A brilliant open space that boasts a dining area and a kitchen. The kitchen comprises many lower and upper-level cupboards with contrasting worktops. The kitchen utilities comprise space for a free-standing range oven that has a stainless steel splash back and an extractor hood above, a one-and-a-half stainless steel sink with a drainer, a dishwasher, space for a washing machine and space for a fridge freezer. A door from the kitchen leads out to the side of the property and offers easy access to the garage. The kitchen has inset spotlights and the dining room has ornate coving to the ceiling. French doors lead into the garden room.

Garden/Sun Room

A fantastic space that has double-glazed French doors that lead out into the rear garden onto the patio/seating area. The garden room is neutrally decorated with inset spotlights and offers a lovely view out over the rear garden.

Ground Floor W.C.

A good-sized W.C. that comprises a toilet, a wash basin and a cupboard for storage.

Landing & Loft

The landing has coving to the ceiling. It leads to a store room, the principal bedroom with en-suite, double bedroom two, two further good-sized bedrooms and the family bathroom. A pull-down loft ladder offers easy access to the loft space above. The loft is carpeted and divided into two spaces. The main space has a skylight window in the roof.

Principal Bedroom & En-Suite

The principal bedroom is located at the rear of the property, it has coving to the ceiling, an en-suite and fitted wardrobes. This bedroom has a lovely commanding double-glazed bay window which looks out over the rear garden. The en-suite comprises a large walk-in shower enclosure, a pedestal wash basin, a toilet and a chrome towel radiator. The en-suite is partially tiled.

Double Bedroom Two

A stunning double bedroom that boasts bespoke fitted wardrobes. A double-glazed bay window is present at the front elevation.

Bedroom Three

Bedroom three is predominately neutrally decorated with a dado rail and coving to the ceiling. An integrated cupboard/wardrobe is present and double glazed window to the front elevation.

Bedroom Four

Bedroom four has coving to the ceiling and a double-glazed window to the rear elevation.

Family Bathroom

The family bathroom comprises a bath with an electric shower over, a wash basin, a toilet and a chrome towel radiator. A frosted double-glazed window exists.

Driveway

A commanding block paved driveway exists that has planted low-maintenance gravelled borders. The driveway gives access to the garage and timber gates open to lead down the side of the property to the side door into the garage, a second side door into the open plan kitchen and down into the rear garden.

Garage

A spacious garage that offers plenty of space for storage, it has electrical power and also houses the property's boiler. The garage is accessed by either an up-and-over electric garage door or a uPVC door to the side. Two double-glazed windows allow natural light in.

Rear Garden

A superb rear garden that comprises a raised patio perfect for sitting out, a number of steps lead down to the lawn that is surrounded by mature borders. A beautiful apple tree is present and a shed is located at the bottom of the garden. A gate at the bottom of the garden opens to woodland and what we believe to be an historic quarry.

Important Information

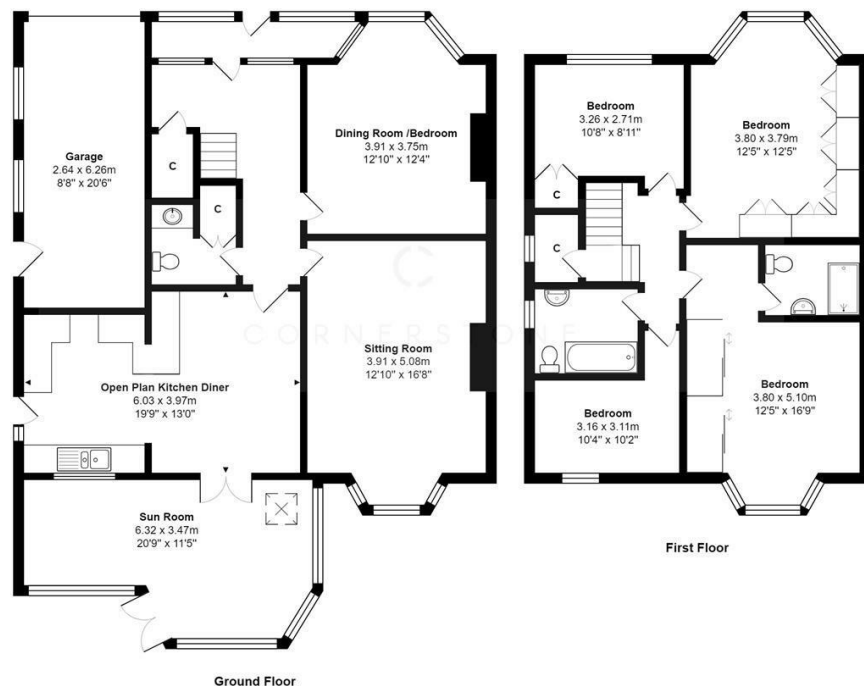
TENURE - FREEHOLD.

Council Tax Band E.

The property is sold with no onward chain.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to





Total Area: 185.9 m² ... 2001 ft²
 All measurements are approximate and for display purposes only

produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

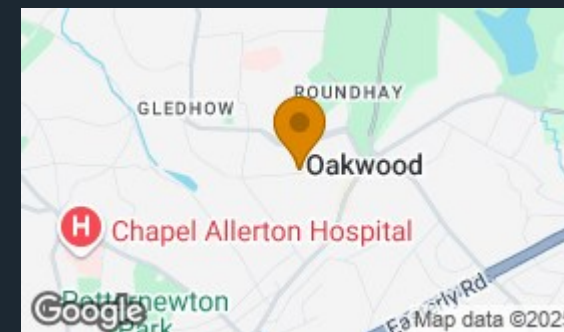
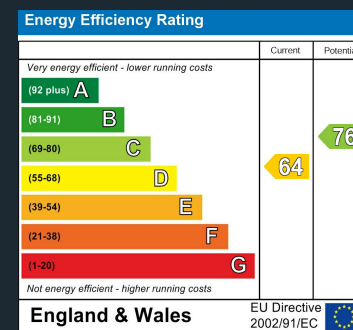
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
 Leeds City Council

Council Tax Band
 E





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