



CORNERSTONE

86 Kedleston Road, Roundhay, Leeds, LS8 2AU



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86 Kedleston Road

Guide Price £450,000

Introduction

A Spacious Four-Bedroom, Two-Bathroom Semi-Detached Home.

LS8 | Just off Street Lane | Corner Plot | Garage | Beautiful Location.

Cornerstone are delighted to offer for sale this superb opportunity to purchase a spacious four-bedroom, two-bathroom semi-detached property, ideally positioned and situated on a generous corner plot in the highly sought-after LS8 Roundhay/Moortown area, just off the ever-popular Street Lane.

The property is set on a large corner plot, enjoying a sense of space and privacy. There is ample off-street parking which is catered by a long driveway. The front garden is vast with a large lawn and mature, well-established hedges and trees to the front and adjoining property boundary, making this property feel private. There is a rear courtyard-style garden behind the property, ideal for entertaining or relaxing out of the way. A large garage currently serves as useful storage and as a home gym, but could easily be adapted to suit other needs.

This is a great opportunity to purchase a brilliant home in a prime LS8 location. Viewing is highly recommended.

Property Overview

This attractive family home offers well-balanced and flexible living accommodation across three floors, making it perfect for growing families or those seeking extra space to work from home.

The accommodation briefly comprises

- Entrance vestibule
- Spacious hall
- Generous open-plan sitting and dining room
- Well-appointed and spacious kitchen
- Two double bedrooms to the first floor, one with an en-suite shower room
- One single bedroom
- Stylish house bathroom
- A further double bedroom on the second floor
- Additional W.C. on the second floor

Location Highlights

This property is perfectly located in one of Leeds desirable residential neighbourhoods. Just a stone's throw from the vibrant and cosmopolitan Street Lane, residents enjoy easy access to a fantastic array of boutique shops, stylish bars, cafes, pubs and independent restaurants, offering so much right on your doorstep.

You'll also find Roundhay Park nearby — one of the largest urban parks in Europe — offering 700 acres of parkland, woodlands, lakes, and gardens. It's the perfect place for maybe a morning jog, a weekend family outing, or a tranquil walk with the dog.

Excellent transport links provide easy access to Leeds City Centre, making commuting simple via regular bus routes or by car. The local area is also well served by a range of highly regarded primary and secondary schools, both state and independent, making this an ideal location for families.

The Potential

Already substantial in size but if not big enough for your current needs or you are looking to create a show stopper of a home then maybe some development might be an opportunity for you. The vendors had plans approved by Leeds City Council in 2021, they have now lapsed and would need to be resubmitted for planning approval but the drawings displayed in our marketing give you an idea of what could be achieved at this fantastic home. The works that were approved in brief comprise a new porch, a single storey side extension, a single storey rear extension and demolition of garage.

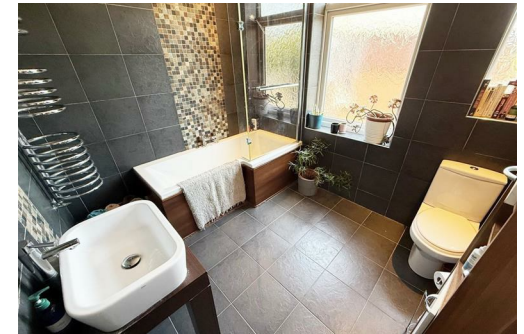
Important Information

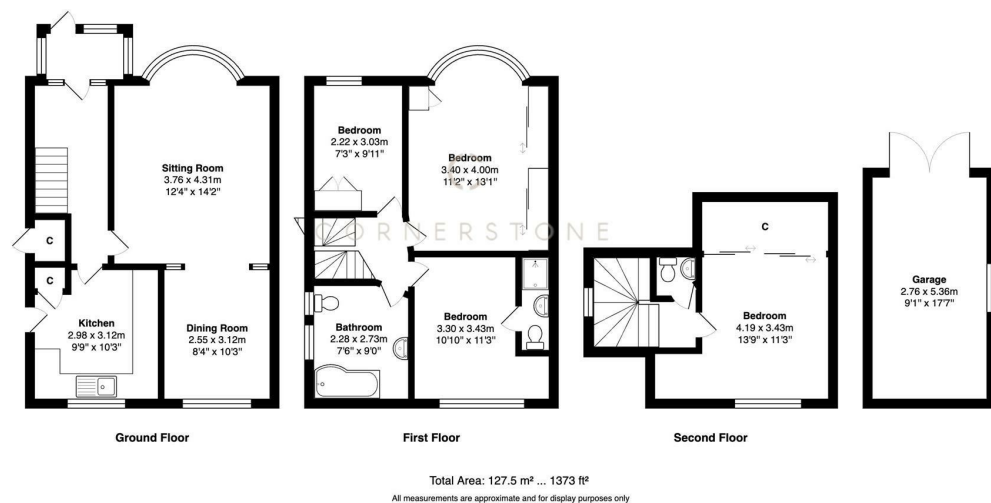
TENURE - FREEHOLD.

Council Tax Band C.

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





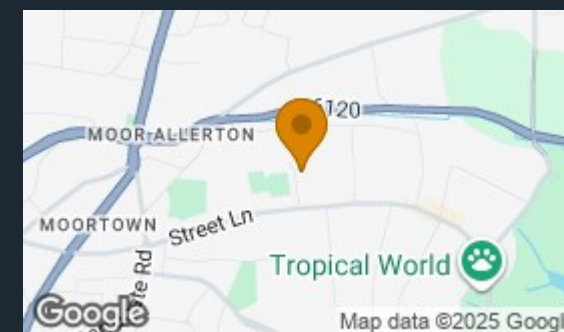
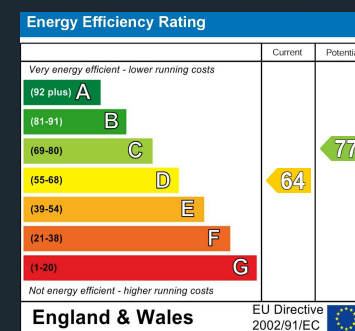
3. Measurements: These approximate room sizes are only intended as general guidance.

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 Estate Agents 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
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